



## REGULAR MEETING OF ARCHITECTURAL REVIEW BOARD

MAY 4, 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 Minutes from the April 6, 2026 Architectural Review Board Regular Meeting
- B. Approval of Minutes from the April 13, 2026 Architectural Review Board Special Meeting

### III. PUBLIC INPUT ON NON-AGENDA ITEMS

### IV. OLD BUSINESS

### V. NEW BUSINESS

- A. **ARB-2026-0009 - Request: Fence.** Request to establish a new gate between the building and existing fence, installing new brick pavers from the sidewalk to the gate for a commercial property located at 106 Broad St. (TMS#: 05-0029-042-00-00), within the Core Commercial (CC) Zoning District and the Historic Buildings (HB) District.
  - 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-2026-0010 - Request: Repair, Addition.** Request to replace metal roof with shingles and replace sliding door on screened porch with a single door for a residential property located at 334 Orange St. (TMS#: 05-0027-230-00-00), within the High Density Residential (R4) Zoning District and the Historic Buildings (HB) District.
  - 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-2026-0011 - Request: Alteration/Fence.** Request to construct a first floor addition of ~547 sq ft, enclosing existing exterior stairs, sunroof and exposed porch along the right side

and back corner of the home incorporating a new fireplace and inclusion of polycarbonate sheeting to pergola/rooftop. All new windows are to be solid wood, double-hung, true divided light, and impact-resistant windows. Roofing material is proposed to be shingles, with new roofing to be of like kind and quality to existing. Siding and foundation of addition will match existing in size, scale, and materials. The first proposed fence is to run the length of the left side of the property and is to be constructed of aluminum, 48" in height and ~150 ft in length. The second proposed fence is to be located on the right side of the structure, constructed of 8" x 8" lumber posts, and 1 1/4" x 6" treated lumber panels; the existing chain link fence is to be removed. The proposed main/driveway gate is to be supported by brick masonry columns and constructed of treated materials. Lanterns will be mounted to the face of the columns proposed for the driveway gate. The front and back doors are proposed to be replaced with solid wood doors and glass storm doors. The rear entry door is proposed to be replaced with a solid wood, true divided light, impact resistant glass-paneled door. All modifications requested are for a residential property located at 816 Prince St. (TMS#: 05-0027-279-00-00), within the High Density Residential (R4) Zoning District and the Historic Buildings (HB) District.

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-2026-0012 - Request: New Construction.** Request to establish a new prefabricated accessory structure for a residential property located at 419 Queen St. (TMS#: 05-0027-152-00-00), within the High Density Residential (R4) Zoning District and the Historic Buildings (HB) District.

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-2026-0014 - Request: New Construction.** Request to establish a new accessory structure for a residential property located at 513 Prince St. (TMS#: 05-0030-214-00-00), within the High Density Residential (R4) Zoning District and the Historic Buildings (HB) District.

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 CHAIRMAN AND 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  
(843) 545-4010

## **CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD**

**MEETING DATE:** May 4, 2026

**AGENDA ITEM:** ARB-2026-0009 - **Request: Fence.** Request to establish a new gate between the building and existing fence, installing new brick pavers from the sidewalk to the gate for a commercial property located at 106 Broad St. (TMS#: 05-0029-042-00-00), within the Core Commercial (CC) Zoning District and the Historic Buildings (HB) District.

**CURRENT STATUS:**

1. The property is owned by C C Ferrer LLC.
2. The property is zoned Core Commercial (CC) (*Reference Item 1*).
3. The property is within the Historic Buildings Design Overlay District (*Reference Item 1*).
4. The 2040 Comprehensive Plan shows this property as Core Mixed Use (*Reference Item 2*).
5. This property is within an AE10 flood zone (*Reference Item 3*).
  - a. The location of the fence is within the shaded X flood zone.
  - b. The Building Department will ensure compliance with Flood Code.
6. The intended use of the property is commercial.

**POINTS TO CONSIDER:**

1. This property does contribute to the Historic District (*Reference Item 1, Historic District Survey included*).
2. If approved, a building permit application, a copy of the COA, and applicable fees are required to be submitted to the building department prior to any construction or alterations.

**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.*

### **2014 Standards for Commercial Properties – Details**

#### **2014.1 Architectural Features**

##### **2014.101 Policy and Justification**

Preserve and maintain historic architectural details and features, as they are important stylistic elements that help to define a building's character. Do not remove or conceal historic architectural details. If repair or replacement is necessary, match replacements to the original as closely as possible in material, design, color, and texture.

##### **2014.102 Standards**

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

- (2) Replace architectural features to match the original as closely as possible in materials, form, scale, and design.
- (3) Do not remove or alter original architectural details from the building.
- (4) Do not add inauthentic details to the building. Added architectural details 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 details with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.
- (6) The replication of details with alternative materials may be considered if the material matches closely in texture, design, and overall appearance.

## **APPLICABLE ZONING CODES:**

### **403.8 CC District (Core Commercial)**

It is the intent of this district to establish an area for concentrated general business development that the general public requires. The regulations are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the general public and to discourage industrial and wholesale developments which do not lend themselves to pedestrian traffic. In order to achieve the intent of the CC District as shown on the Zoning Map of the City of Georgetown, South Carolina.

### **404.3 HB District (Historic Buildings)**

It is the intent of this district to protect, preserve and enhance the distinctive architectural and cultural heritage of the City of Georgetown as part of the educational and patriotic heritage of future generations, promote the cultural, economic and general welfare of the people of the City of Georgetown, foster civic pride, encourage harmonious, orderly and efficient growth and development of the City of Georgetown, to strengthen the local economy, and improve property values. It is the hope of the City that by encouraging a general harmony of style, form, proportion and material between buildings of historic design and those of contemporary design, the City's historic building district will continue to be a distinctive aspect of the City and will serve as visible reminders of the significant historical and cultural heritage of the City of Georgetown and the State of South Carolina. No building permit for construction, alteration, repair, moving, or demolition to be carried on within the district shall be issued by the Zoning Administrator until it is submitted to the Board of Architectural Review for its approval. (Ord. of 8-17-2000, § 1)

## **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:**

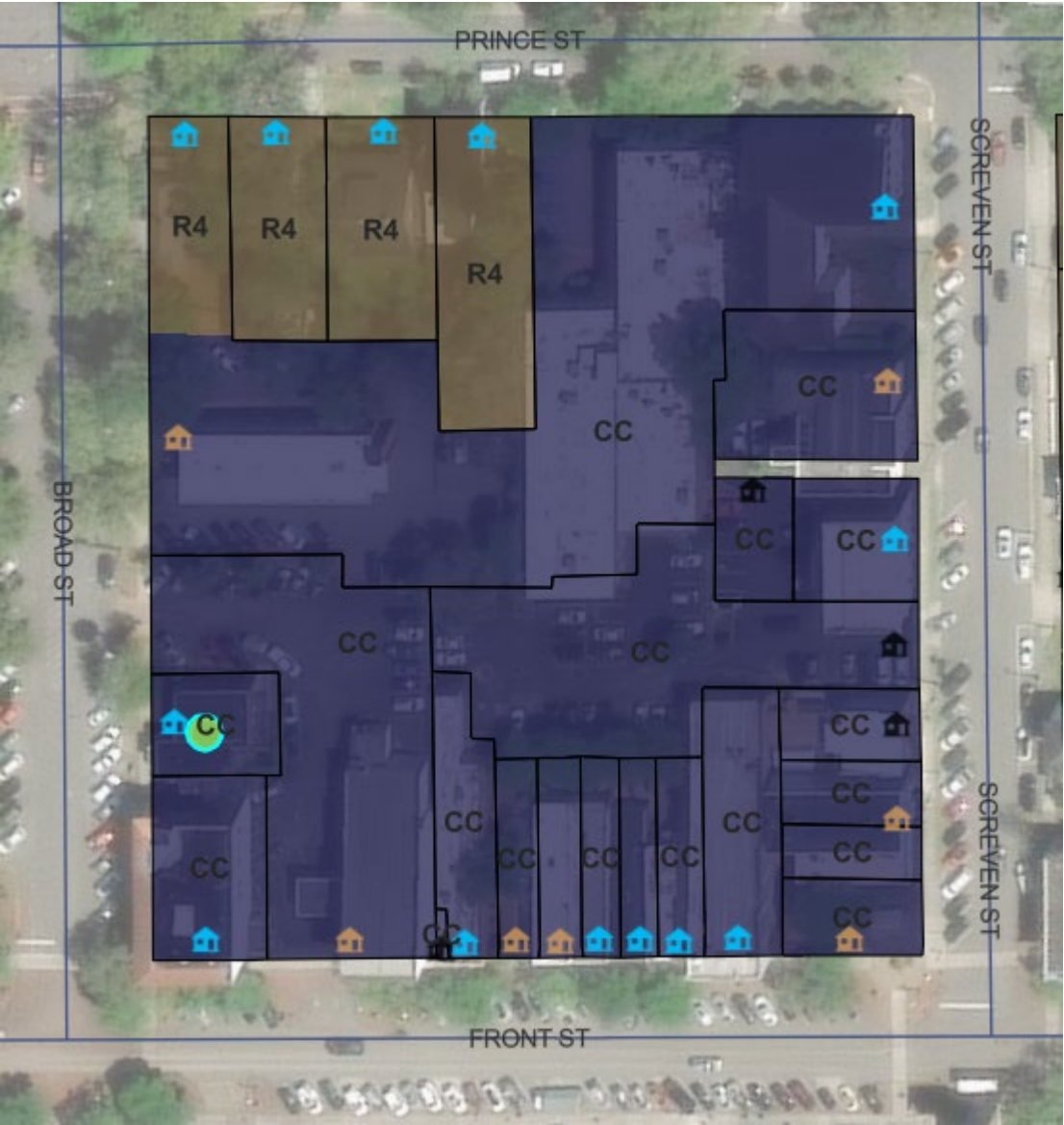
1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. *(The time limit of deferral must be mutually agreed upon between the board and the applicant)*

**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                                                                                                 |  <u>AE</u> |
| Coastal A zone                                                                                             | <u>No</u>                                                                                       |
| Supplemental Coastal A                                                                                     | No                                                                                              |
| In Floodway                                                                                                | No                                                                                              |
| In CBRS                                                                                                    | No                                                                                              |
| In OPA                                                                                                     | No                                                                                              |
| Base Flood Elevation                                                                                       | <u>10.0'</u>                                                                                    |
| Design Flood Elevation  | <u>12.0'</u>                                                                                    |

**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 / 191-0749  
Status County No Site No  
Quad Name: Georgetown South  
Tax Map No.: 05-0029-042-00-00

***Intensive Documentation Form***

**Identification**

Historic Name:

Common Name: Dr. Ana Penfer, Dentist

Address/Location: 106 Broad Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Commerce/Trade

Current Use: Commerce/Trade

**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. 1920

Commercial Form: temple front

Stories: 1 story

Alteration Date:

Historic Core Shape: rectangular

*Roof Features*

Shape: flat

Materials: not visible

*Porch Features*

Porch Width: entrance bay only

Shape: flat

Construction Method: frame

Exterior Walls: synthetic siding

Foundation: not visible

Significant Architectural Features: Colonial Revival: 6/6 windows with rowlock sills and soldier course lintels, Tuscan porch posts supporting cornice belt course, rusticated decorative stone in parapet.

Alterations:

Architect(s)/Builder(s):



### Historical Information

Historical Information:

Source of Information: Sanborn Map: 1924.

### Photographs

| Roll No. | Neg. No. | View of                              |
|----------|----------|--------------------------------------|
|          |          | Façade and Side Elevation, Looking E |
|          |          | Façade and Side Elevation, Looking S |
|          |          | Rear and Side Elevation, Looking SW  |

Use Grid for Sketching

BROAD STREET

191-0749

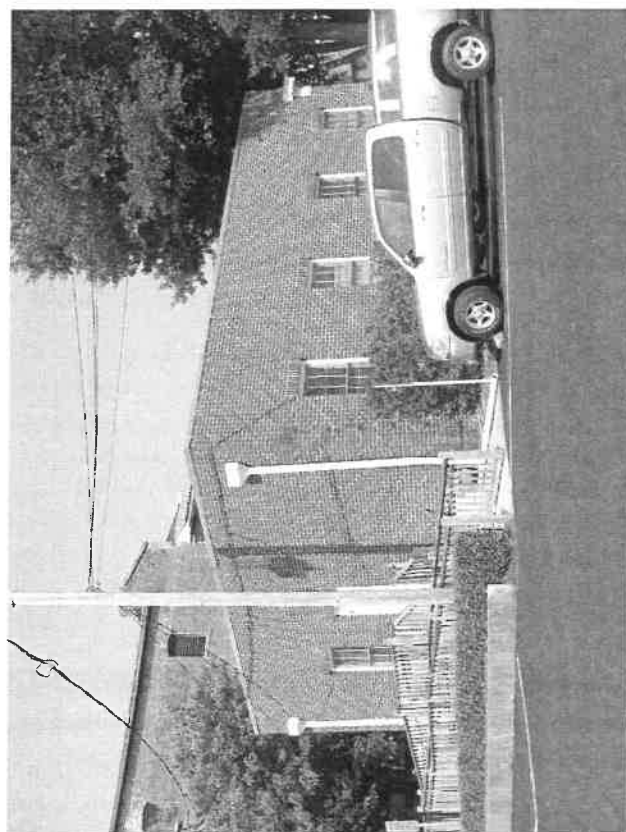
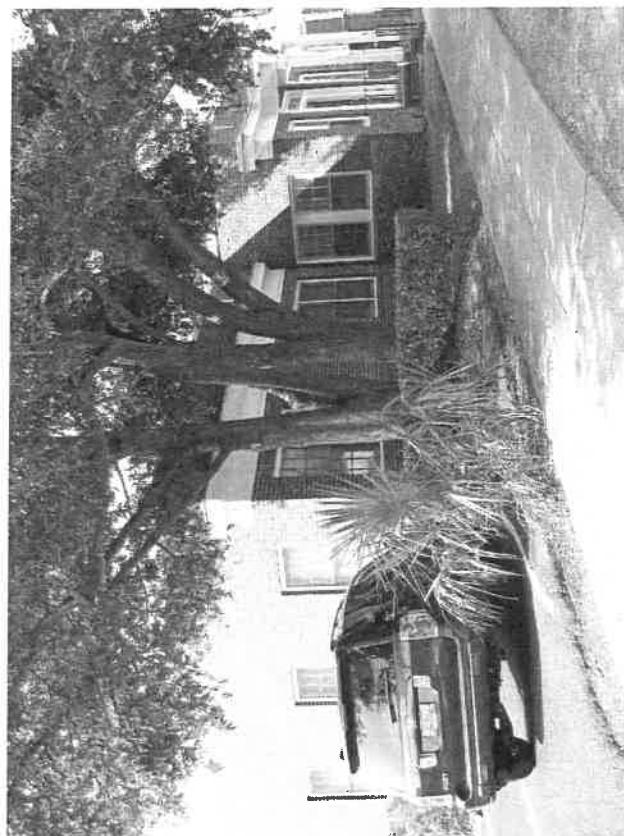


### Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/27/2010

191-0749: 106 Broad Street

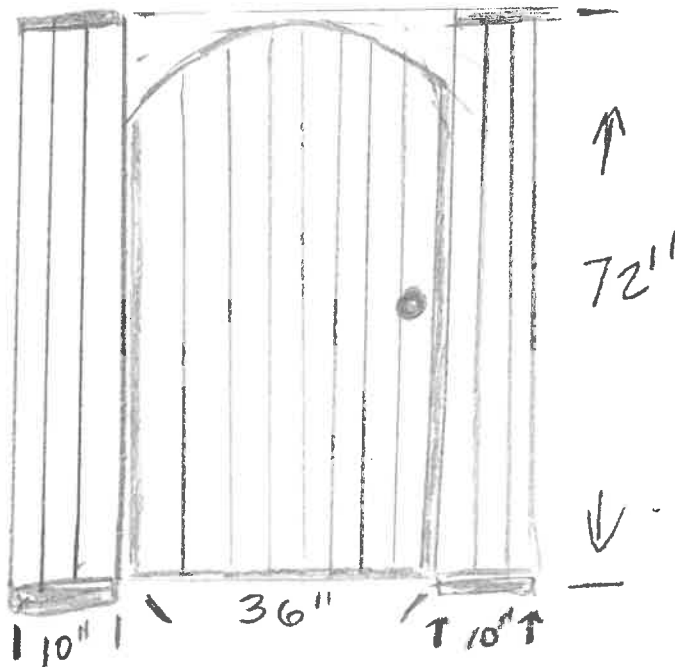






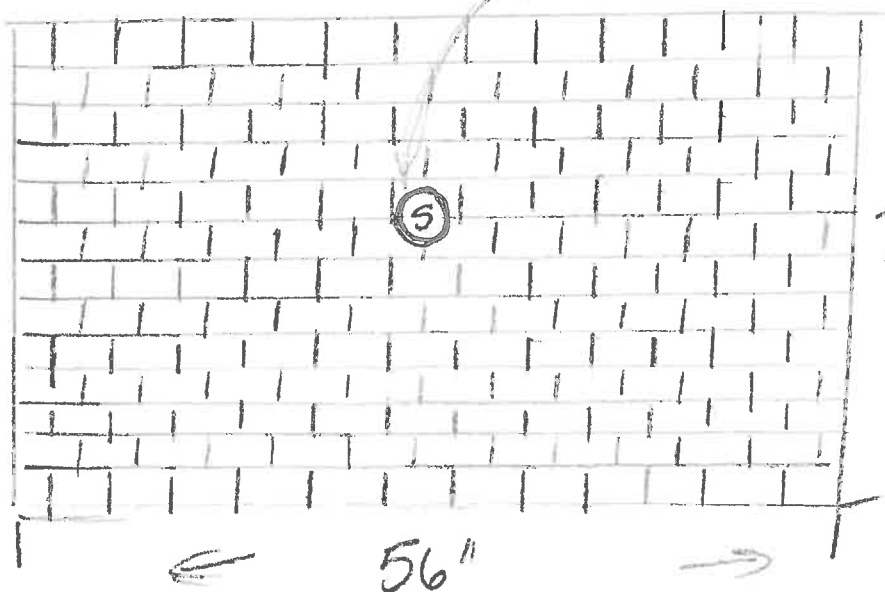
ARB. 2026.0009

GATE



1X4 PT FIAT  
BOARDS  
PAINTED BLACK  
OUTWARD SWING  
SELF CLOSING  
FOR EGRESS

4" SEWER CLEAN OUT (FLUSH WITH TOP BRICK)



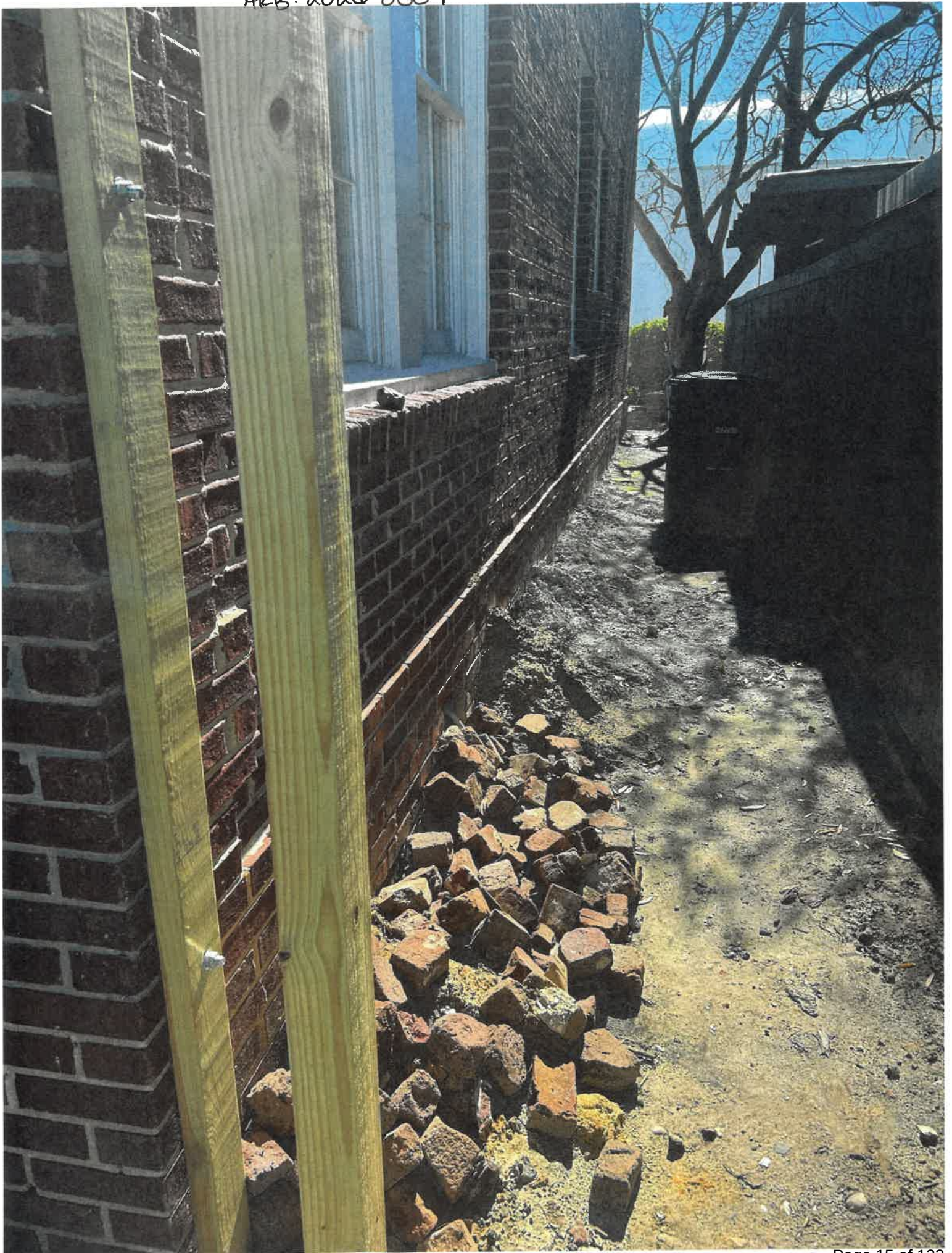
WALK WAY FROM  
FRONT OF GATE  
72" TO SIDEWALK  
OLD RECLAIMED  
ENGLISH BALLIST  
BRICK 4X4X2  
2" CRUSH RUN BASE

















MAYOR  
JAY DOYLE

CITY ADMINISTRATOR  
SCOTT WHITTIER

CITY CLERK  
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COUNCIL MEMBERS  
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## **CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD**

**MEETING DATE:** May 4, 2026

**AGENDA ITEM:** ARB-2026-0010 - **Request: Repair, Addition.** Request to replace metal roof with shingles and replace sliding door on screened porch with a single door for a residential property located at 334 Orange St. (TMS#: 05-0027-230-00-00), within the High Density Residential (R4) Zoning District and the Historic Buildings (HB) District.

**CURRENT STATUS:**

1. The property is owned by Rhue-Scott Maudest Atkinson.
2. The property is zoned High Density Residential (R4) *(Reference Item 1)*.
3. The property is within the Historic Buildings Design Overlay District *(Reference Item 1)*.
4. The 2040 Comprehensive Plan shows this property as Historic District Residential *(Reference Item 2)*.
5. This property is within a Shaded X flood zone *(Reference Item 3)*.
  - a. No flood codes applicable.
6. The intended use of the property is single-family residential.

**POINTS TO CONSIDER:**

1. This property does contribute to the Historic District *(Reference Item 1, Historic District Survey included)*.
2. If approved, a building permit application, a copy of the COA, and applicable fees are required to be submitted to the building department prior to any construction or alterations.

**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.

## **2011.11 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.

## **APPLICABLE ZONING CODES:**

### **403.4 R4 District (High Density Residential)**

It is the intent of this district to provide areas for high density residential development and open areas where similar development is likely to occur. Limited professional services are permitted in the district provided



that they meet applicable standards and are limited so as not to encourage general business activity. In order to achieve the intent of the R4 District as shown on the Zoning Map of the City of Georgetown, South Carolina.

#### **404.3 HB District (Historic Buildings)**

It is the intent of this district to protect, preserve and enhance the distinctive architectural and cultural heritage of the City of Georgetown as part of the educational and patriotic heritage of future generations, promote the cultural, economic and general welfare of the people of the City of Georgetown, foster civic pride, encourage harmonious, orderly and efficient growth and development of the City of Georgetown, to strengthen the local economy, and improve property values. It is the hope of the City that by encouraging a general harmony of style, form, proportion and material between buildings of historic design and those of contemporary design, the City's historic building district will continue to be a distinctive aspect of the City and will serve as visible reminders of the significant historical and cultural heritage of the City of Georgetown and the State of South Carolina. No building permit for construction, alteration, repair, moving, or demolition to be carried on within the district shall be issued by the Zoning Administrator until it is submitted to the Board of Architectural Review for its approval. (Ord. of 8-17-2000, § 1)

#### **OPTIONS:**

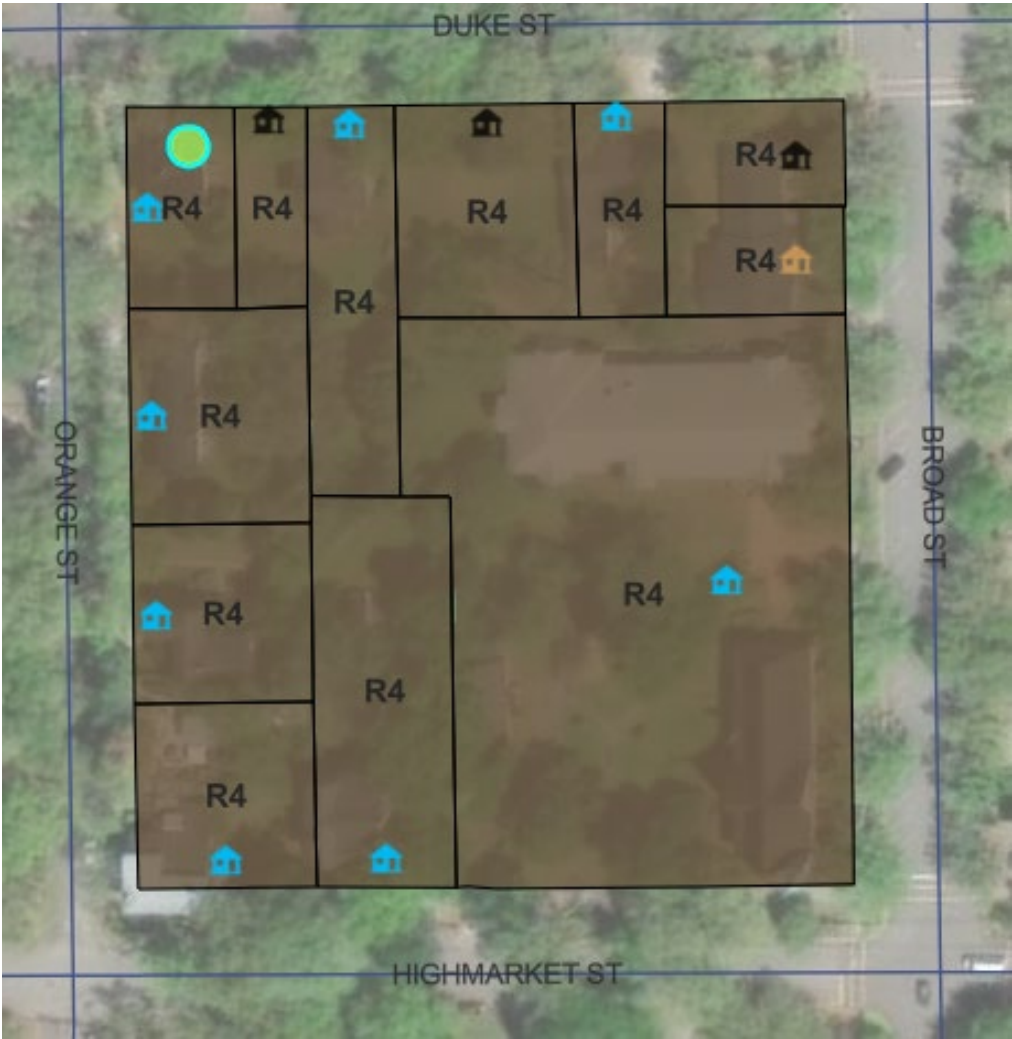
1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. *(The time limit of deferral must be mutually agreed upon between the board and the applicant)*

**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





**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 / 191-0232  
Status County No Site No  
Quad Name: Georgetown South  
Tax Map No.: 05-0027-230-00-00

***Intensive Documentation Form***

**Identification**

Historic Name: Williams House; Carr House

Common Name:

Address/Location: 334 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 # 49.

Other Designation:

**Property Description**

Construction Date: c. 1855

Commercial Form:

Stories: 2 stories

Alteration Date: c. 1910, c. 199

Historic Core Shape: rectangular

*Roof Features:*

Shape: gable, lateral

Materials: raised seam metal

*Porch Features*

Porch Width: full facade

Shape: shed

Construction Method: frame

Exterior Walls: weatherboard

Foundation: brick pier with fill

Significant Architectural Features: Georgetown Single House Influence: 2/2 sash, 2 interior chimneys, entry into an octagonal foyer instead of a hall, pattern similar to the Porter House (Site No. 191-0162).

Alterations: c. 1910: second-level of porch with French door, breezeway and out building off the right elevation are attached and porch added. c. 1995: double-leaf entry door removed and replaced with single-leaf door within a projecting bay.

Architect(s)/Builder(s):

Historical Information

Historical Information: Property conveyed in 1866 to Augustus T. Carr, founder of Bethel A.M.E. Church (Site No. 191-0158) and in 1888 to Bruce H. Williams; an former slave, Bethel's minister, and a member of the South Carolina House of Representatives from 1876 to 1888. In 1896 the property was conveyed to W.B. Smith.

Source of Information: "Gullah Roots: A Tour of African-American Georgetown" (David H. Drayton, nd.), "A Guide to the City of Georg

Photographs

| Roll No. | Neg. No. | View of                                |
|----------|----------|----------------------------------------|
|          |          | Façade and Side Elevations, Looking NE |
|          |          | Rear and Side Elevations, Looking E    |
|          |          | Façade and Side Elevations, Looking S  |
|          |          | Rear and Side Elevations, Looking W    |

Use Grid for Sketching

ORANGE STREET

191-0232

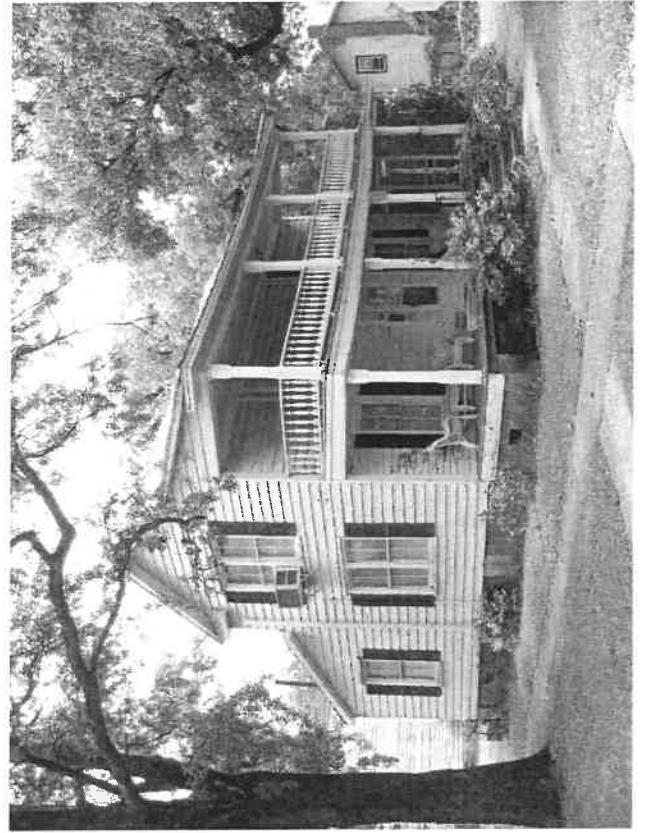
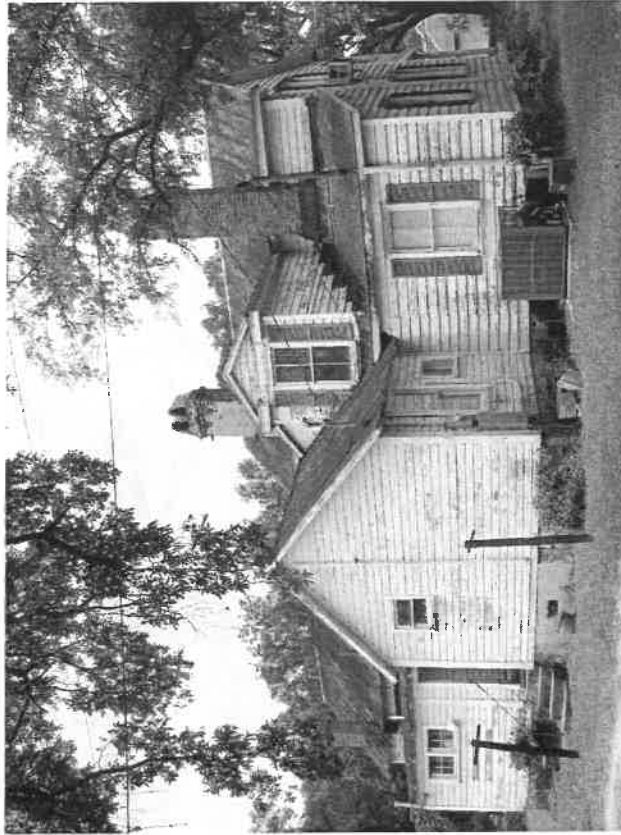
DUKE STREET



Program Management

Recorded by: Ellen Jenkins (TRC)  
Date Recorded: 6/28/2010

191-0232: 334 Orange Street







Date Filed: 4/6/20**ARB Request Form**Appeal #: ARB-2020-0010**Description of Request:**

1. Roof replacement from metal to shingles. Currently leaking. Recommended by professional roofing company to replace roof.
2. Replace sliding door on screened porch with a single door. *Will use same type of siding as house.*
- ~~3. Add a covered porch and ramp to back porch.~~

**List of materials to be used:**

1. Roof: asphalt architectural shingles. Color: Charcoal or pewter gray
2. Door: White exterior door, fiberglass or wood
- ~~3. Covered porch to match house - wood frame; ramp - deck material or brick with metal railing and possible wood railing~~

In addition to this application, the following supporting materials have been submitted.

See attachment with pictures.

**I certify that all the information included within this application is accurate and true:**

Signature:

Date:

*Maudest Blue-Scott**04/06/2020***FOR OFFICE USE ONLY**

Appeal Number:

Applicable fee:

*ARB-2020-0010**\$200*

Date Received:

Meeting Date:

*4/6/20**May 4, 2020***Code Compliance****Building Code:***will need permits for roof, ~~comp porch~~ & siding***Flood Code:***Shaded x- no flood codes applicable.***Zoning Code:***No change to footprint noted. use not modified.*

**Notes:** Porch request withdrawn after discussion with contractor on 4/9/20. concerns regarding compliance with rear yard setbacks.

# ARB Application Attachments – 334 Orange St Maudest Rhue-Scott

House with metal roof:



Shingle color examples:

Gray:



Charcoal:





## ARB Application Attachments – 334 Orange St Maudest Rhue-Scott, 2

Replace slide door with single door:

Current:

Future door examples:



36 in. x 80 in. Classic French Alder 10-Lite Clear Low-E Right-Hand Inswing Unfinished Wood Exterior Prehung Front Door

★★★★★ (23) Questions & Answers (39)



Covered porch and ramp examples:



← this portion of application withdrawn

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  
(843) 545-4010

## **CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD**

**MEETING DATE:** May 4, 2026

**AGENDA ITEM: ARB-2026-0011 - Request: Alteration/Fence.** Request to construct a first floor addition of ~547 sq ft, enclosing existing exterior stairs, sunroof and exposed porch along the right side and back corner of the home incorporating a new fireplace and inclusion of polycarbonate sheeting to pergola/rooftop. All new windows are to be solid wood, double-hung, true divided light, and impact-resistant windows. Roofing material is proposed to be shingles, with new roofing to be of like kind and quality to existing. Siding and foundation of addition will match existing in size, scale, and materials. The first proposed fence is to run the length of the left side of the property and is to be constructed of aluminum, 48" in height and ~150 ft in length. The second proposed fence is to be located on the right side of the structure, constructed of 8" x 8" lumber posts, and 1 1/4" x 6" treated lumber panels; the existing chain link fence is to be removed. The proposed main/driveway gate is to be supported by brick masonry columns and constructed of treated materials. Lanterns will be mounted to the face of the columns proposed for the driveway gate. The front and back doors are proposed to be replaced with solid wood doors and glass storm doors. The rear entry door is proposed to be replaced with a solid wood, true divided light, impact resistant glass-paneled door. All modifications requested are for a residential property located at 816 Prince St. (TMS#: 05-0027-279-00-00), within the High Density Residential (R4) Zoning District and the Historic Buildings (HB) District.

### **CURRENT STATUS:**

1. The property is owned by Leldon McClary Elmer and Samuel Davis Elmer.
2. The property is zoned High Density Residential (R4) (*Reference Item 1*).
3. The property is within the Historic Buildings Design Overlay District (*Reference Item 1*).
4. The 2040 Comprehensive Plan shows this property as Historic District Residential (*Reference Item 2*).
5. This property is within a Shaded X flood zone (*Reference Item 3*).
  - a. No flood codes applicable.
6. The intended use of the property is single-family residential.

### **POINTS TO CONSIDER:**

1. This property does contribute to the Historic District (*Reference Item 1, Historic District Survey*).
2. If approved, a building permit, a copy of the COA, and applicable fees are required to be submitted to the building department prior to any construction or alterations.

**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.

### **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.

## **2011.5 Foundations**

### **2011.501 Policy and Justification**

The pattern, materials, and dimensions of original foundations contribute to the historic character of a building and help convey the style and period of the building. Proper maintenance is key to preservation, and repair should occur promptly when deterioration is observed. In cases where materials are beyond repair, replace them with material matching the original. Original foundations should not be concealed beneath added materials.

## **2011.502 Standards**

- (1) Repair masonry foundations with materials to match the original.
- (2) Replace masonry features with materials to match the original as closely as possible.
- (3) Repaint previously painted masonry foundations.
- (4) Repoint masonry with an appropriate mortar mix which closely resembles the original mortar composition.
- (5) Repair frame lattice panels between brick piers and replace lattice panels in keeping with traditional designs.
- (6) Foundations of brick piers should be left open or be filled in with traditional materials, such as wood lattice framed panels or brick lattice panels. Frame lattice panels should be set back from the fronts of the piers by at least 2 inches. If brick lattice panels are used, the brick should be similar in color, texture and mortar joint profile as the original brick piers. Where wood lattice panels contact dirt at base, synthetic lattice materials may be considered.
- (7) Do not conceal or enclose foundations with concrete block, plywood panels, corrugated metal, or wood shingles.
- (8) Foundations should not be painted or stuccoed, but these treatments may be considered if the brick and/or mortar is mismatched or inappropriately repaired.

## **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.
- (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.

### **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

## **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.

## **2013 Standards for Residential Properties – New Construction**

### **2013.1 Additions**

#### **2013.101 Policy and Justification**

Additions to contributing dwellings are permissible as long as they minimally affect historic materials, are not readily visible, are secondary in size and scale to the footprint of the original dwelling and maintain the dominance of the original structure. The new addition should be distinguishable from the character of the original dwelling while blending with the overall design. An addition should be designed and constructed in a manner that would allow its potential removal in the future with minimal effect to the historic structure. For non-contributing buildings there may be additional flexibility in the design and size of rear additions.

### **2013.102 Standards**

- (1) Additions should be appropriate to the architectural style of the existing building and must be blend with those characteristics of the subject building and adjacent buildings and streetscapes.
- (2) New additions should be constructed on the rear elevation or on a non-character-defining elevation of an existing building and not readily visible. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
- (3) The design of an addition to a historic building must be distinguishable from the original historic building.
- (4) The connections between an addition and the historic building should be visibly discernible. A transition between the new addition and the historic structure should be identifiable and maintained.
- (5) For additions and/or alterations to the primary building façade, the main entrance should be oriented towards the street.
- (6) Additions shall respect the scale and massing of neighboring historic buildings. Large additions may be required to be divided into smaller components similar in scale to the original building and neighboring historic buildings.
- (7) Additions should be designed to respect the established front and side yard setbacks present in the overlay district.

### **APPLICABLE ZONING CODES:**

#### **403.4 R4 District (High Density Residential)**

It is the intent of this district to provide areas for high density residential development and open areas where similar development is likely to occur. Limited professional services are permitted in the district provided that they meet applicable standards and are limited so as not to encourage general business activity. In order to achieve the intent of the R4 District as shown on the Zoning Map of the City of Georgetown, South Carolina.

#### **404.3 HB District (Historic Buildings)**

It is the intent of this district to protect, preserve and enhance the distinctive architectural and cultural heritage of the City of Georgetown as part of the educational and patriotic heritage of future generations, promote the cultural, economic and general welfare of the people of the City of Georgetown, foster civic pride, encourage harmonious, orderly and efficient growth and development of the City of Georgetown, to strengthen the local economy, and improve property values. It is the hope of the City that by encouraging a general harmony of style, form, proportion and material between buildings of historic design and those of contemporary design, the City's historic building district will continue to be a distinctive aspect of the City and will serve as visible reminders of the significant historical and cultural heritage of the City of Georgetown and the State of South Carolina. No building permit for construction, alteration, repair, moving,

or demolition to be carried on within the district shall be issued by the Zoning Administrator until it is submitted to the Board of Architectural Review for its approval. (Ord. of 8-17-2000, § 1)

**500 Area, Yard and Height Requirements Table.**

|                | Setbacks    |      |       |                |
|----------------|-------------|------|-------|----------------|
| District       | Front       | Side | Rear  | Maximum Height |
| R4 Residential | 25 ft [508] | 8 ft | 10 ft | 35 ft          |

**508 Encroachment into setbacks.**

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

**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.

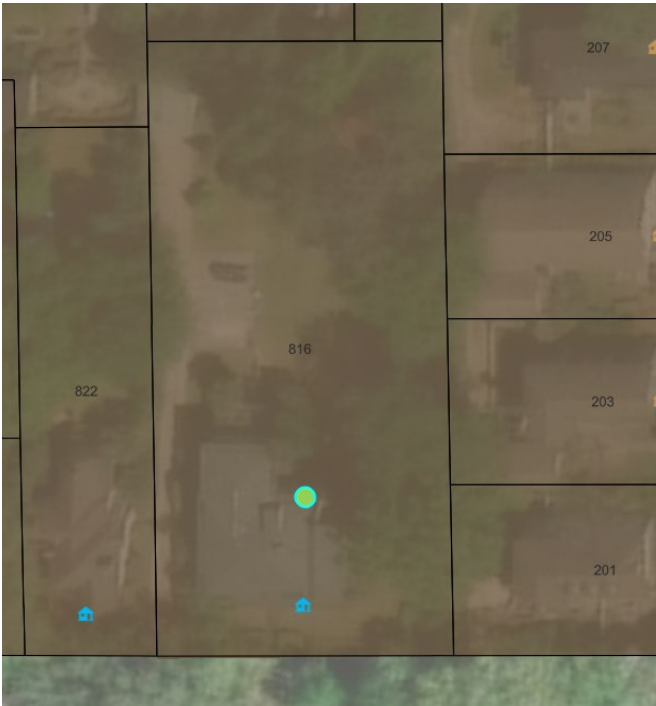
**OPTIONS:**

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)*

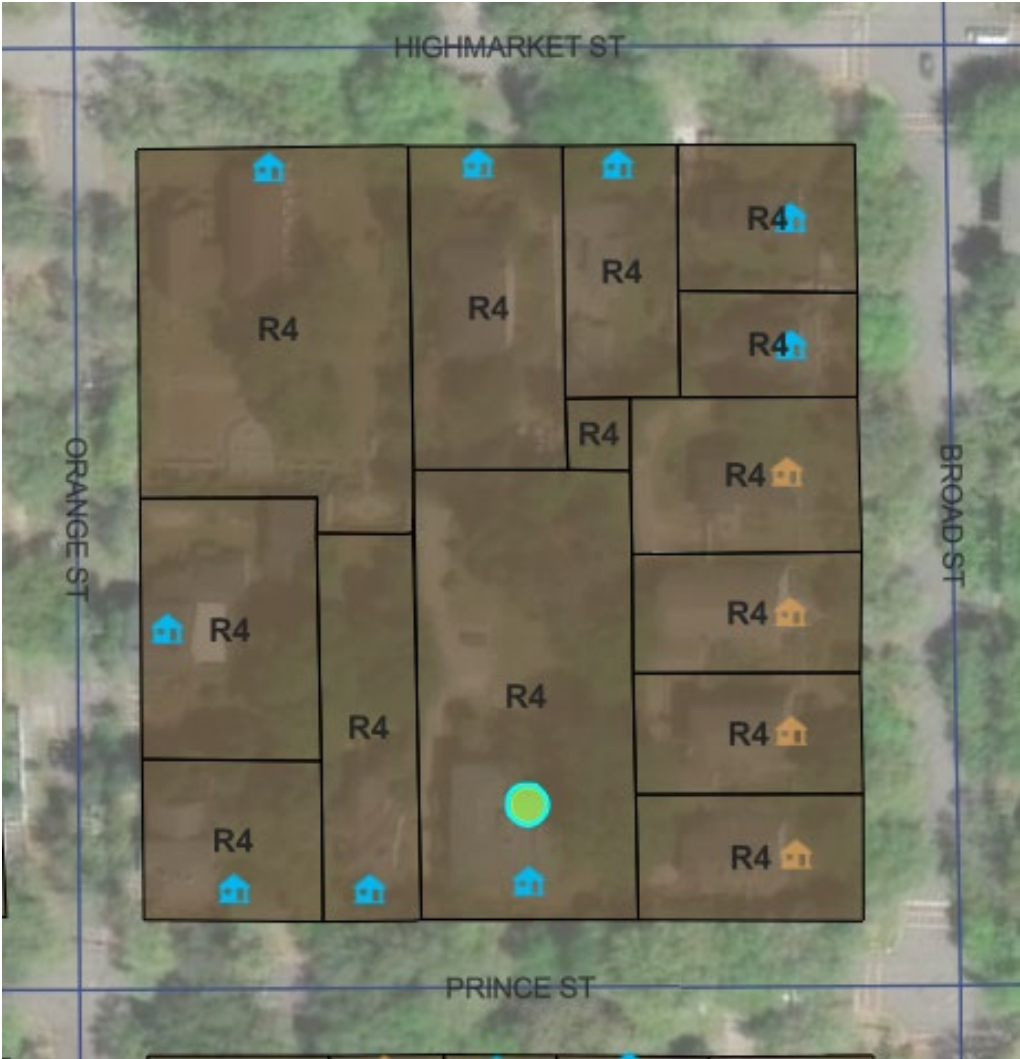


**REFERENCE MATERIALS**

**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



**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 / 191-0306  
Status County No Site No  
Quad Name: Georgetown South  
Tax Map No.: 05-0027-279-00-00

***Intensive Documentation Form***

**Identification**

Historic Name: Schenck House

Common Name:

Address/Location: 816 Prince 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 # 135.

Other Designation:

**Property Description**

Construction Date: c. 1884

Commercial Form:

Stories: 2 stories

Alteration Date: c. 1955

Historic Core Shape: rectangular

***Roof Features***

Shape: hip

Materials: raised seam metal

***Porch Features***

Porch Width: facade and right elevation

Shape: hip

Construction Method: frame

Exterior Walls: weatherboard

Foundation: stuccoed masonry

Significant Architectural Features: Italianate Influence: 4/4 and 16/16 sash, interior chimney, double-leaf door with transom and sidelights, curved brackets and wide overhanging eaves.

Alterations:

c. 1955: arched parapet and engaged window hoods removed from second-story, center windows remodeled to match outer bays, 1-story wing added at right elevation with operable full-height, multi-light sash and side entry with side-lights and paired columns, metal handrail.

Architect(s)/Builder(s):

### Historical Information

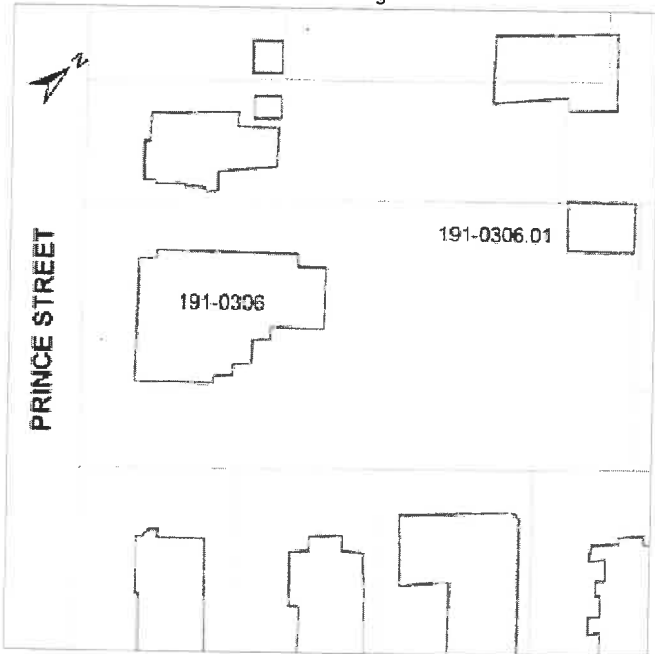
Historical Information:

Source of Information: "A View of Our Past. The Morgan Photographic Collection" (Georgetown County Library, 1993), pp. 55 and 11

### 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: 6/22/2010



191-0306: 816 Prince 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 / 191-0306.01  
Status County No Site No  
Quad Name: Georgetown South  
Tax Map No.: 05-0027-279-00-00

***Intensive Documentation Form***

**Identification**

Historic Name: Schenck House Garage

Common Name:

Address/Location: 816 Prince 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:

Other Designation:

**Property Description**

Construction Date: c. 1920

Commercial Form:

Stories: 1 story

Alteration Date: c. 1955

Historic Core Shape: rectangular

*Roof Features*

Shape: hip

Materials: raised seam metal

*Porch Features*

Porch Width:

Shape:

Construction Method: frame

Exterior Walls: weatherboard

Foundation: not visible

Significant Architectural Features: 2-bay garage with roll-up door and exposed rafter tails.

Alterations: c. 1955: Tuscan pilasters added to match main house.

Architect(s)/Builder(s):

### Historical Information

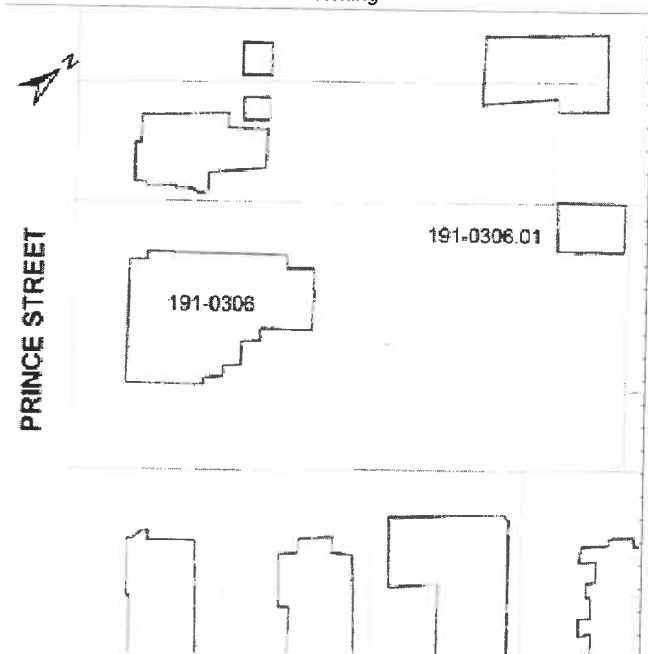
Historical Information:

Source of Information: Sanborn Map: 1924.

### Photographs

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

Use Grid for Sketching



### Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/22/2010



Date Filed: 4/9/26

**ARB Request Form**

Appeal #: ARB-2026-0011

**Description of Request:**

see attached narrative.

**List of materials to be used:**

see attached narrative.

**In addition to this application, the following supporting materials have been submitted.**

- narrative
- site plan
- elevations

**I certify that all the information included within this application is accurate and true:**

Signature:

Date:

*↑ information transferred from original application. original application included all required signatures*

**FOR OFFICE USE ONLY**

Appeal Number:

Applicable fee:

ARB-2026-0011

\$200

Date Received:

Meeting Date:

4/9/26

*(I was out of the office on date of deadline. originally submitted 4/6/26)*

May 4, 2026

**Code Compliance**

**Building Code:**

Building permit would be required.

**Flood Code:**

Portion of property in shaded x. No flood codes applicable.

**Zoning Code:**

primary structure alterations compliant with setbacks & height  
proposed fences compliant.

**Notes:**



## John Marshall Interior Design

416 Screven Street Georgetown, South Carolina 29440

April 6, 2026

The City of Georgetown Architectural Review Board

RE: Sam & Leldon Elmer  
816 Prince Street  
Georgetown, SC 29440  
Tax Map Number: 05-0027-279-00-00  
Zoning: R4

I. Proposal Description (Addendum to Application)

A. Proposed Addition & Fencing

- 1) We are proposing an addition to the first floor of the structure at 816 Prince Street. (Ref: A100-1, A101-1 and A102-1) Drawings indicate the existing footprint of the structure as well as the proposed addition.
- 2) The proposed addition will be approximately 547 square feet. Included will be a Family Room/Living Area, Laundry Room & Master Bath. We will also enclose the existing exterior stairs allowing access to the basement from within the house.
- 3) Preservation of the original 1884 structure is a top priority. By design, the proposed addition will not affect the integrity of the original structure. Areas of the existing house affected by the proposed addition are “additions” themselves and do not represent the original 1884 structure. (Ref: A201, A202, A203 and A204)

B. Existing Sunroom & Porch- Explanation of Proposed Addendum (Ref: A101 RM 103)

- 1) The existing sunroom was constructed circa late 1950s- early 1960s and was not a part of the original house. This space as it exists has windows reflective of the time when the room was added. These windows are not in keeping with the windows on the existing structure regarding size and style. The sunroom ceiling has existing asbestos tiles also indicative of the time in which this addition was completed.

- 2) The proposed addition would incorporate the existing sunroom and exposed porch using appropriate windows/window sizes, exterior siding, etc. (Ref: A103, A104, A203-2, A204-2)

**C. New Construction- Explanation of Proposed Addendum (Ref: A101, A102)**

- 1) This addition is primarily contained along the right side and back corner of the existing structure. With the incorporation of existing sunroom, the addition would extend out from the structure and follow the same line as the sunroom along the right side (facing from street) of the structure. Drawing A102 indicates the location of the proposed addition in relation to the existing structure. This brings a sense of loose symmetry/unity to the rear elevation.
- 2) Additionally, the roofline for the proposed addition will follow the existing roofline of the sunroom along the side of the house. The roofline along the rear of the addition will extend from below the second-floor windows forming a hip on the corner and extending along the rear to the existing exposed deck/pergola. (Ref: A104-1)

**D. Description of Exterior Materials-Explanation of Proposed Addendum**

- 1) In order to preserve the integrity of the existing structure, all exterior building materials and finishes will be adapted from the original materials. (Ref: A203-2, A204-2, Doc A)
- 2) Within the proposed addition, the implementation of characteristics from the original 1884 structure will be carried throughout. For example, one of the defining attributes of 816 Prince are the large scale, floor to ceiling windows along the façade. These large windows will be located along the rear wall of the proposed addition flanking the fireplace in the Family Room. (Ref: A203-2, Doc A) Another example would be the use of a window of like kind, quality, and scale to replace existing glass door on the street side wall of the existing Sunroom. (Ref: A203-1, Doc A-1.A)
- 3) Architectural Elements
  - a) Upper & Lower Fascia, Corner Boards, New Window & Exterior Door Casings and Corbels Description-These elements will be continued throughout the proposed addition in the same type, scale and proportion as the original structure. Using elements from the existing house throughout the proposed addition brings unity between the “old & new”
  - b) As in all other areas of this project, the goal is for the proposed addition to appear as if the house were built this way from the beginning. Keeping the existing lines, scale and proportion are key to the overall success of the project. This addition is proposed with this goal at the forefront of our conceptual design.



- 4) **Fireplace-** In order to allow more useable space inside the Family Room portion of the proposed addition, we have included the construction of a new fireplace on the rear elevation. The fireplace may be full masonry or wooden siding of like kind and quality as the existing house. If NOT solid masonry, the new fireplace will be hidden within a covered portion of the existing deck/pergola. (Ref: A203-2, A204-1,2)
- 5) The existing pergola currently leaves the back deck exposed to the elements. We plan to insert (within the frame of the existing pergola) clear polycarbonate sheeting to the pergola roof/top. This sheeting will be completely invisible from elevation views and will only be seen from standing underneath/ on the existing deck. This will allow for a dry/drier outdoor spot for strollers, grill, furniture, etc.



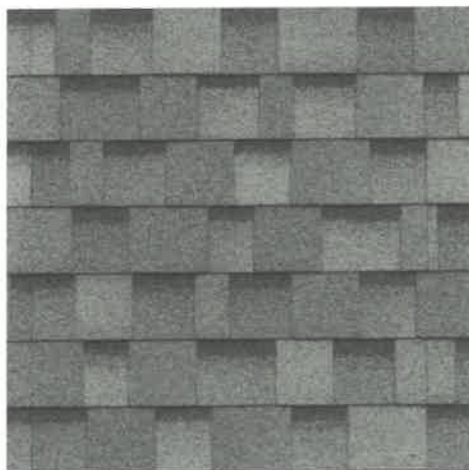
## II. Specifications & Description of Finishes (Ref: Doc A)

### A. Windows (Ref: Doc A-1.A)

- 1) Window Description (Ref: A203-1,2, A204-1,2) In following the guidelines laid out by the ARB, all new windows will be constructed of solid wood both inside and out. All new windows will be double hung with true divided light glass panels in like kind as existing on original structure. Windows will also be impact resistant. All existing windows not located on the original structure will be removed and replaced with specified new windows.
- 2) All existing windows remaining on the original structure have affixed, aluminum with glass panel storm windows. All existing storm window trim will be painted to match existing window trim.

### B. Roofing- As it exists, Architectural Shingles are the primary roofing material

- 1) Roofing Description (Ref: Doc A-B.1, A104-1)





- 2) New Roofing materials will be of like kind and quality as existing.
- 3) New Roofing materials will be used in conjunction with existing as necessary for proposed addition and repairs.

**C. Siding- List of Specifications**

- 1) Siding Description (Ref: Doc A-C.1)
- 2) Siding will match existing in scale/ size blending the addition into the existing with no noticeable transition.

**D. Masonry- Crawl Space**

- 1) Description- The existing crawl space is primarily brick masonry along the existing structure. New crawl space for the proposed addition will also be brick masonry of similar size and texture as existing brick masonry. (Ref: Doc A-D.1)
- 2) All masonry crawl space areas in the proposed addition will be painted & finished in the same color as the existing.



**E. Fencing (Ref: Doc B)**

- 1) Aluminum Fence- This proposed fence will be constructed of aluminum pickets/ panels and posts. (Ref: Doc B-1) This proposed fence will be app 48" in height and app 150' in length, beginning app 39' from existing sidewalk extending the entire length of the left side of the property (facing the house from Prince Street).



- 2) Primary/ Driveway Gate- This proposed Main/ Driveway Gate will be supported by brick masonry columns (Ref: Doc B-2, A100.1) for exact placement) to replicate existing masonry columns along the front, street-facing elevation of the property. Approximate dimensions of each column will be 16"W x 16"D x 60"H- 18" W x 18"D x 60"H. Actual dimensions will be based on final brick selection. Masonry columns will be wired for lighting (Ref: Doc A-F.3). The actual gate will be constructed in two segments (1-Left, 1-Right) of treated materials and finished in exterior, oil-based paint. (Ref: Doc A-E2, Doc B-2) Gate will be automated and swing inward toward the house.

This proposed gate will be app 39' from the existing sidewalk, extending app 33' from front left corner of the house. This placement allows for the proposed aluminum fence to attach to the back and gates mounted on the insides of the columns/fence posts.



\*Conceptual Only



Existing Column

- 3) **Side Yard Fence & Gate-** This proposed fence will be located on the right-hand side of the structure (facing house away from Prince Street). This proposed fence & gate will be constructed of 8"x8" treated lumber posts and 1 1/4" x 6" treated lumber panels, painted. There will be one gate. (Ref: Doc A-E.3, A100 for exact placement). This fence will be set back app 54' from the sidewalk, app 42' in length and 6' in height. There is an existing chain-link fence that will be removed.



\*Conceptual Only

## F. Lighting

- 1) **Wall- Mounted Lanterns-** There are existing lanterns flanking the front door and another located to the right of the existing back door. The proposed fixtures will remain in the existing locations and will be appropriate in scale and finish. (Ref: Doc A-F.1)

A pair of these proposed lanterns will also be mounted to the face of the columns/ fence posts proposed for the driveway gate. Face mounting will add interest as well as illumination while not adding to the overall visual height of the columns/ posts.



- 2) **Post- Mounted Lanterns-**There is an existing lamp post adjacent to the walkway as you approach the front entrance. The proposed lantern will replace the existing. (Ref: Doc A-F.2)





**G. Exterior Doors**

- 1) **Front Door/Entrance-** There are existing metal-framed storm doors on the front door. We propose possibly replacing these with solid wood & glass storm doors. (Ref: Doc A-G.1) We may elect to leave them completely off.
- 2) **Back Door/Entry-** There is an existing metal-framed storm door on the back door. We propose replacing this with a solid wood & glass storm door. (Ref: Doc A-G.2) We may elect to leave it completely off.
- 3) **Rear Entry Door-** The existing will be replaced with a solid wood, true divided light, impact resistant glass-paneled door, painted. (Ref: Doc A-G.3)

**H. Exterior Colors & Finishes-** Our intention is to keep the existing color palette and finishes currently used on the house. (Ref: Doc A- H.4)





**Document A**  
**Specifications & Description of Finishes**

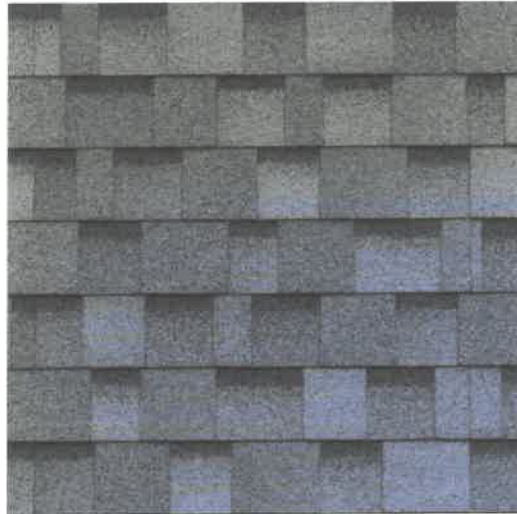
**I. Building Materials (General)**

**A. Windows- New windows as shown on drawings. All other existing windows will be repaired as necessary. (Ref: A203-1,2, A204-1,2)**

- 1) Double-Hung, True Divided Light, Solid Wooden Windows**
- 2) Impact Resistant Glass**

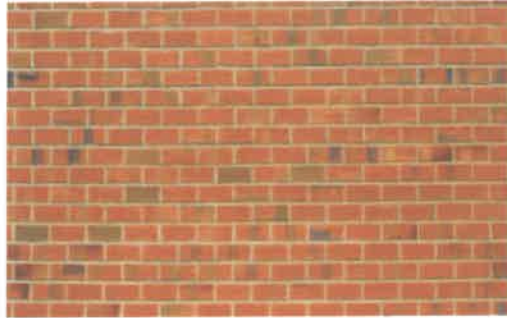


**B. Roofing- As it exists, Architectural Shingles are the primary roofing material. (Ref: A104-1)**



- 1) New Roofing materials will be of like kind and quality as existing.**
- 2) New Roofing materials will be used in conjunction with existing as necessary for proposed addition and repairs.**

- C. Siding- New siding needed for proposed addition & general repair.
- 1) New siding will be of like kind, scale and quality as existing.
  - 2) Our intention is to maintain the existing color palette.
- D. Masonry- Proposed brick masonry crawl space and columns.
- 1) Brick selection will be similar in scale and texture as existing natural brick. Sourcing an appropriate brick may lead to painting existing and proposed columns.



**OLD BIRMINGHAM (SMOOTH TEXTURE)**

\*Conceptual only

- 2) Crawl Space for the proposed addition will be painted/ finished as existing.
- E. Fences & Gates (Proposed) (Ref: Doc B-1, A101-1)
- 1) Aluminum- This proposed fence will be constructed of aluminum pickets/ panels and posts. (Ref: Doc B-1) This proposed fence will be app 48" in height and app 150' in length, beginning app 39' from existing sidewalk extending the entire length of the left side of the property (facing the house from Prince Street).
  - 2) Driveway Gate- Brick Masonry Columns with Wooden Gate (Proposed)

**Notes:**

- All posts will set 2" in concrete. Final 2" will be backfilled with dirt around post.
- All dirt & debris will be removed & cleaned up.
- All workmanship will be warranted for 3 years.
- All vinyl & aluminum material will have a limited lifetime warranty.
- All work will be completed and done in a timely neat manner.

Install Notes:  
Height: 4'  
Color: Black  
Style: Brunswick

End Post: 2  
Gate Post: 2  
Corner Post: 0  
Blank Post: 0  
Wall Mounts: 0  
Latch Style: Gravity



Material: 6061-T5 Aluminum • Pickets: 5/8" sq x 156" Ht • Rails: 1" sq x .055" Wall • PPG-780C Polyester Powder Coating  
Screens: Reinforced 410 Stainless Steel 180in Crl Picking & Colored Posts • All Sections are Offered Pre-Assembled Or On-Assembly

2) Driveway Gate- Brick Masonry Columns with Wooden Gate (Proposed)



a) Fencing/Gate



**Nominal Product Length (ft.)**  
12 ft  
[See Similar Items](#)

**Nominal Product Thickness (in.)**  
1  
[See Similar Items](#)

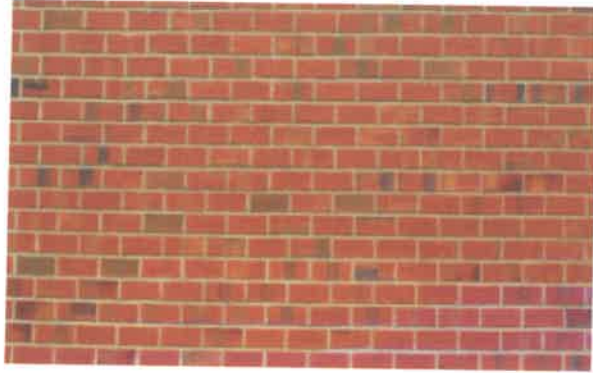
**Features**  
Paintable  
Pressure Treated  
Stainable  
[Show More](#)

**Nominal Product Width (in.)**  
6 in  
[See Similar Items](#)

**Dimensions**

|                                 |       |
|---------------------------------|-------|
| Nominal Product Length (ft.)    | 12 ft |
| Nominal Product Thickness (in.) | 1     |
| Nominal Product Width (in.)     | 6 in  |

b) Brick:



**OLD BIRMINGHAM (SMOOTH TEXTURE)**

\*Conceptual only

3) Side Yard Fence and Gate (facing from street)



\*Conceptual Only

a) Fencing: (Doc B-3)



Nominal Product Length (ft.)  
**12 ft**  
[See Similar Items](#)

Nominal Product Thickness (in.)  
**1**  
[See Similar Items](#)

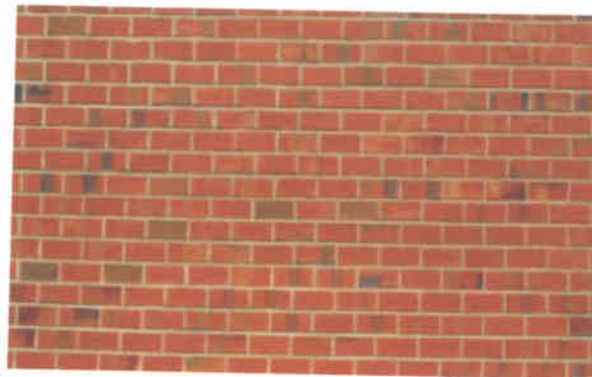
Features  
**Paintable**  
**Pressure Treated**  
**Stainable**  
[Show More](#)

Nominal Product Width (in.)  
**6 in**  
[See Similar Items](#)

Dimensions

|                                 |       |
|---------------------------------|-------|
| Nominal Product Length (ft.)    | 12 ft |
| Nominal Product Thickness (in.) | 1     |
| Nominal Product Width (in.)     | 6 in  |

b) Brick:



**OLD BIRMINGHAM (SMOOTH TEXTURE)**

\*Conceptual only

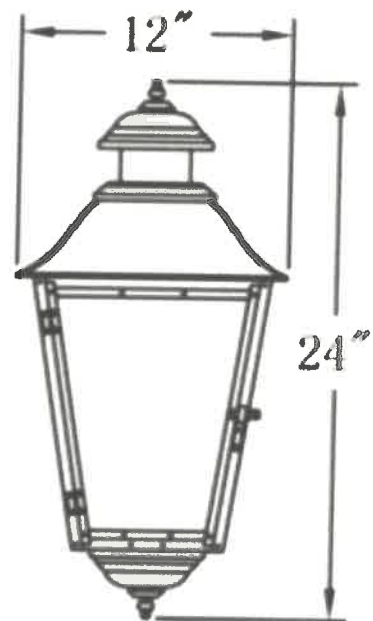
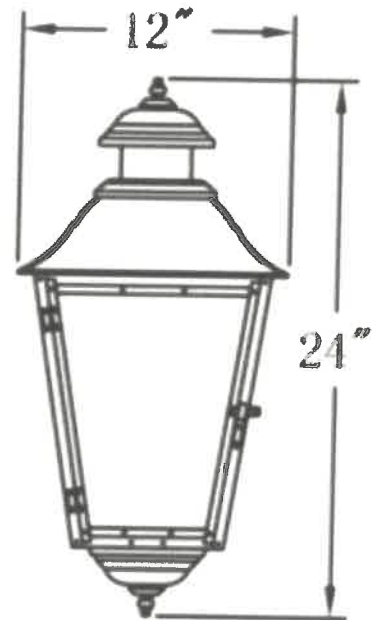
- c) Proposed fencing and gates for side yard will be painted in the existing trim color or a darker green appropriate for existing color story.



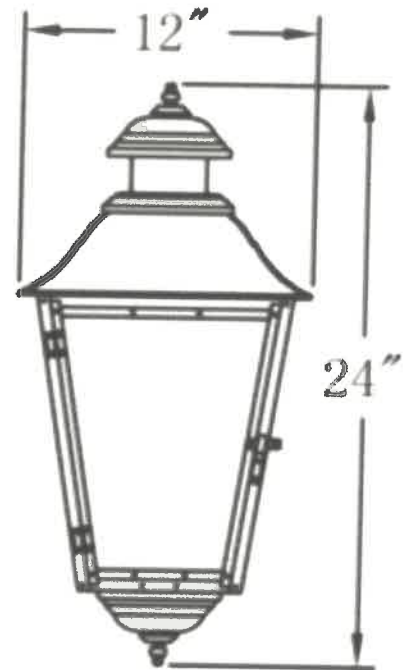
## F. Lighting

- 1) Exterior wall- mounted lanterns for front and back doors as well as driveway gate columns.

Dimensions:

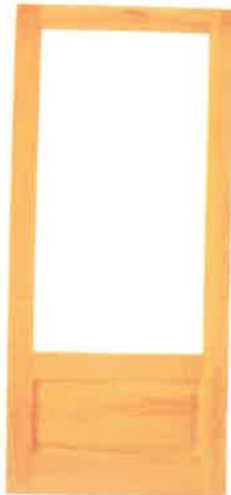


- 2) Lamp Post Fixtures- Lanterns for existing lamp post.  
Dimensions:



**G. Exterior Doors**

1. Front Door (Configuration will be specific to the existing front doors)  
Wooden storm doors to replace existing metal. Storm doors will be painted and finished to blend with door color. We may elect to leave the front doors exposed and not replace.



2. Back Door (Configuration will be specific to the specified rear door)  
Wooden storm door to replace existing metal. Storm door will be painted and finished to blend with door color. We may elect to leave the front doors exposed and not replace.



3) Rear Entry Door- The existing will be replaced with a solid wood, true divided light, impact resistant glass-paneled door, painted.

- Our entrance doors are handcrafted to a full 1 3/4" thick. A 2 1/4" thick entrance door is also a premium option.
- Raised panels are a generous 1 5/8" thick.
- True divided light, insulated tempered glass is our standard. Insulated stained glass, decorative pattern glass and other energy conscious glass types, such as low E and argon filled units, are available.
- Pre-hung entrance units are made with rabbeted door jambs from the same species of wood as your door along with our standard solid mahogany adjustable threshold.
- Applied moldings are available to enhance the beauty of any door!



## H. Exterior Paint Selections

### 1) Walls



### 2) Trim



### 3) Crawl Space

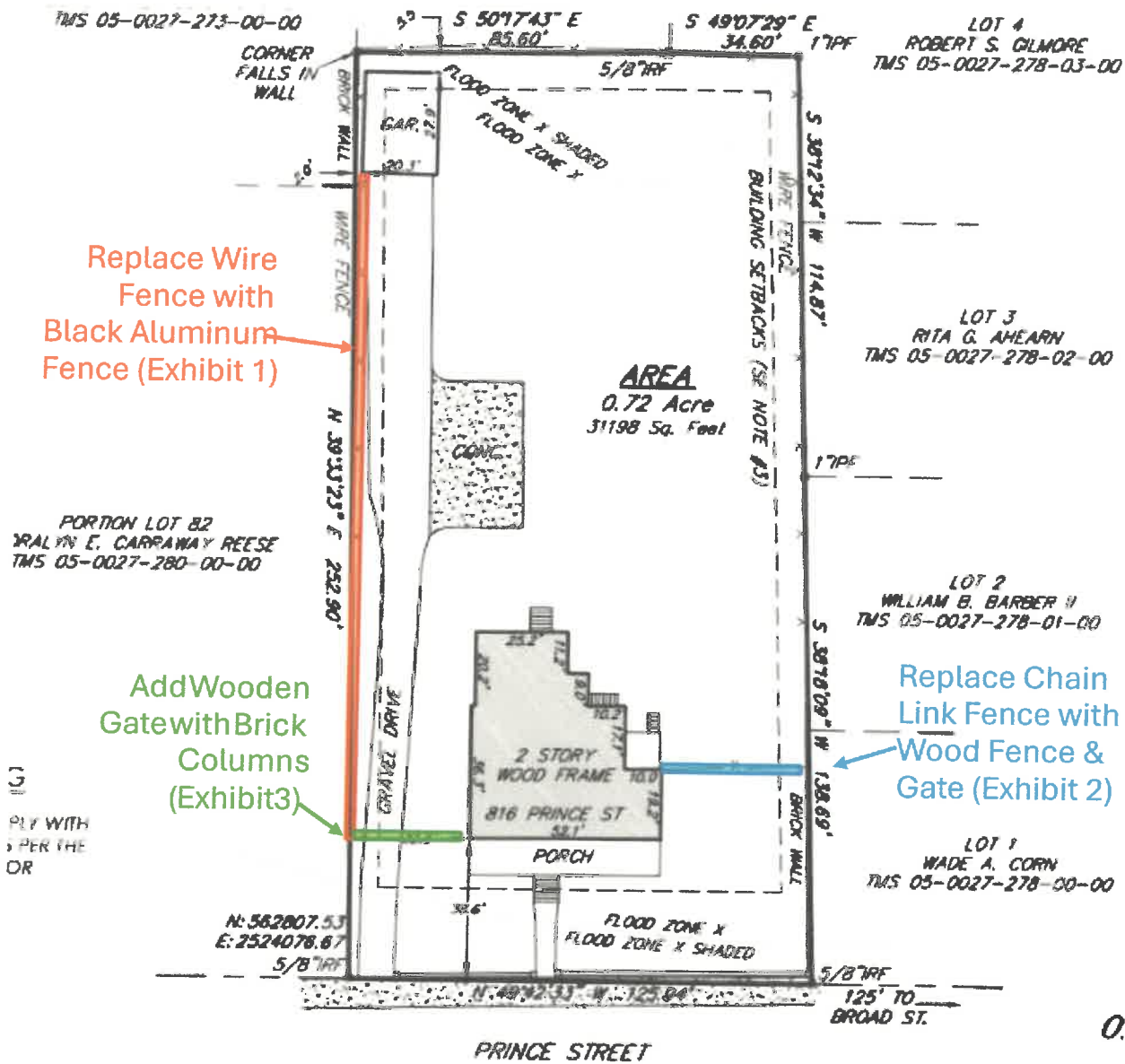


### 4) Wooden Fences/Gates



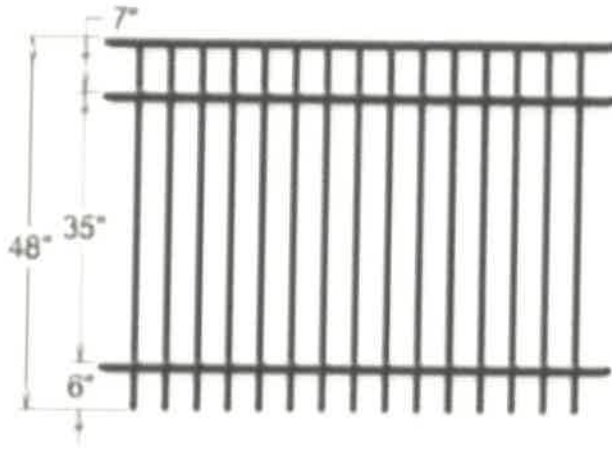
## Document B

### Fence Plan





## Exhibit 1 – Side Aluminum Fence



Material: 6063-T5 Aluminum • Pickets: 5/8" sq. x .050" Wall • Rails: 1" sq. x .055" Wall • PPG® TGIC Polyester Powder Coating  
Screws: Hardened 410 Stainless Steel With Cr6 Plating & Colored Heads • All Sections Are Offered Pre-Assembled Or Un-Assembled

### Notes:

- All posts will set 2' in concrete. Final 2" will be backfilled with dirt around post.
- All dirt & debris will be removed & cleaned up.
- All workmanship will be warrantied for 3 years
- All vinyl & aluminum material will have a limited lifetime warranty.
- All work will be completed and done in a timely neat manner.

### Install Notes;

Height: 4'

Color: Black

Style: Brunswick

End Post: 2

Gate Post: 2

Corner Post: 0

Blank Post: 0

Wall Mounts: 0

Latch Style: Gravity

**Exhibit 2 – Wooden Fence /Gate  
(Conceptual photo only.)**

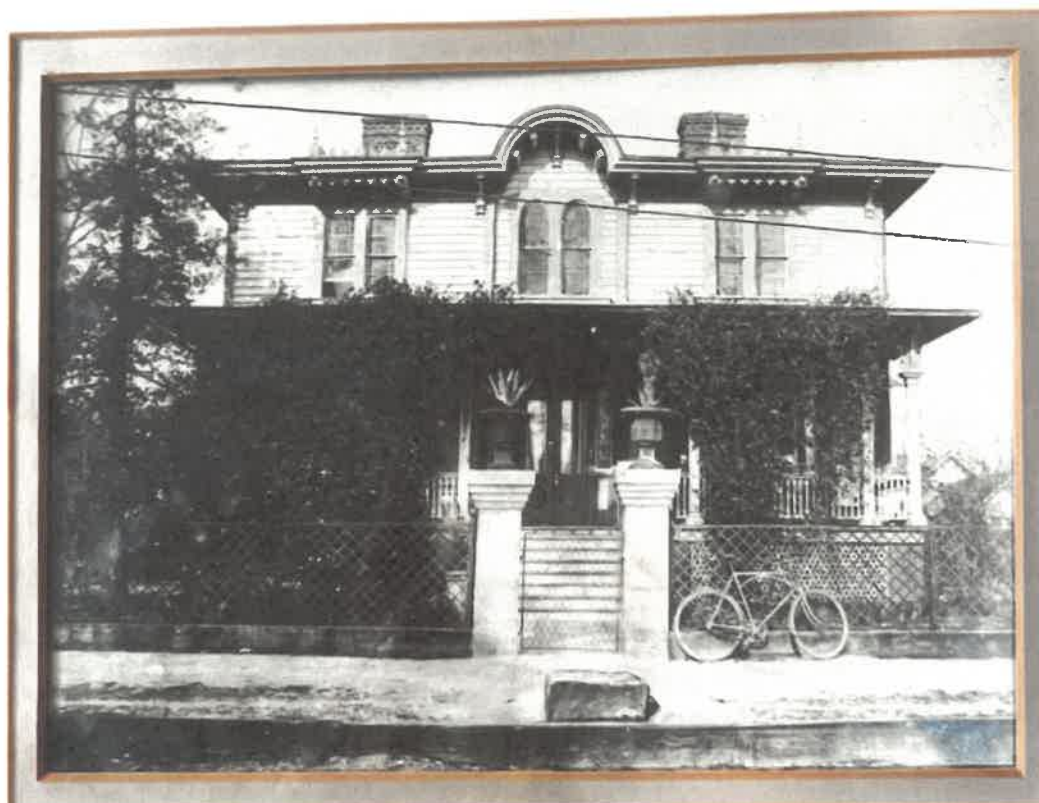


**Exhibit 3 - Side Yard Fence & Gate  
(Conceptual photo only.)**



Document C  
816 Prince Street

Archived Photos







Document D  
816 Prince Street  
Photos of Existing House









Please let me know if there is anything that needs clarification or if there are any questions.

Respectfully submitted,



John Marshall Williams

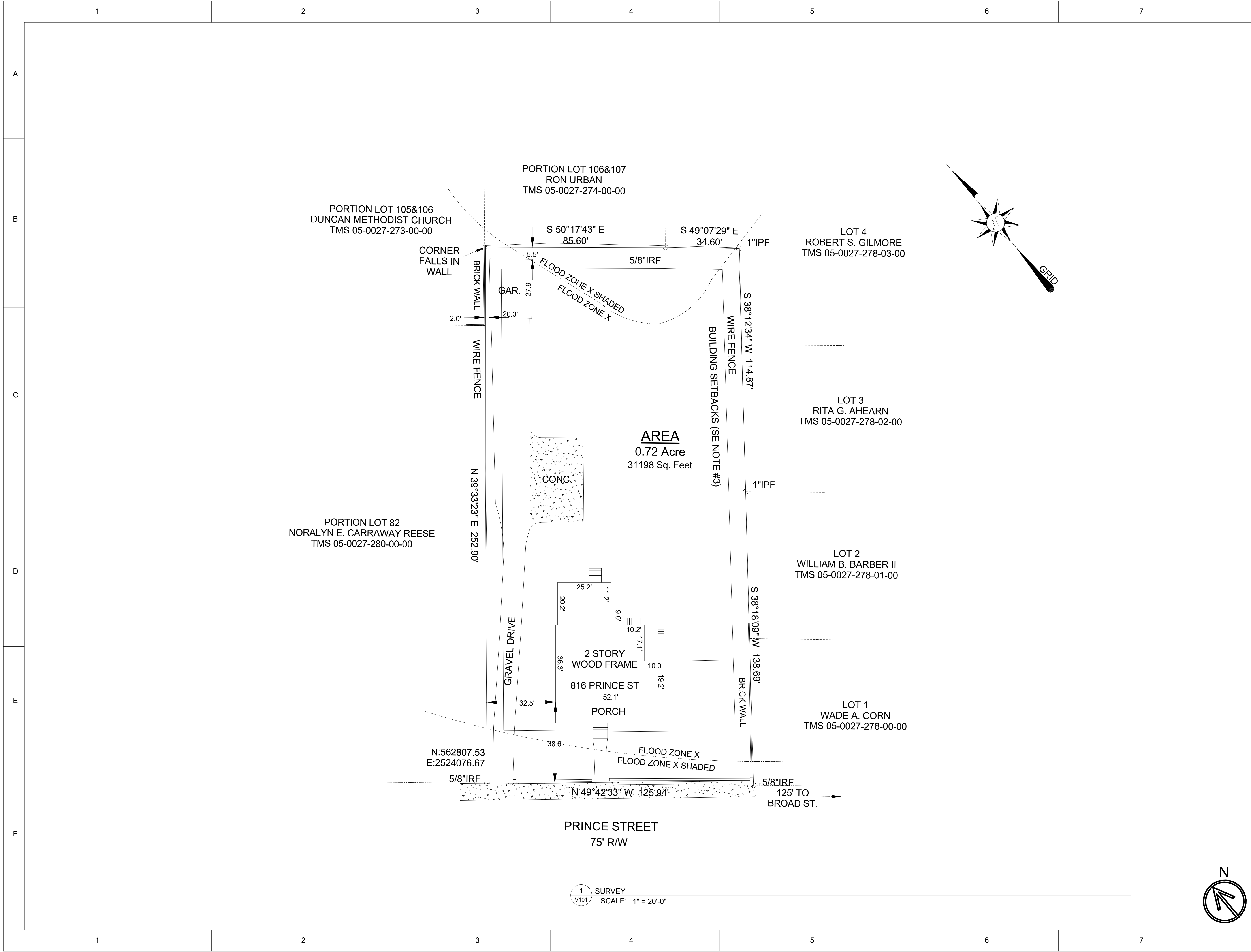
John Marshall Interior Design LLC

[www.johnmarshallwilliams.com](http://www.johnmarshallwilliams.com) 843-833-1053 [jm@johnmarshallwilliams.com](mailto:jm@johnmarshallwilliams.com)



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |   |  |   |  |   |  |   |  |   |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|---|--|---|--|---|--|---|--|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 2 |  | 3 |  | 4 |  | 5 |  | 6 |  | 7 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| <div>RENOVATIONS OF<br/>THE ELMER RESIDENCE</div> <div>GEORGETOWN, SOUTH CAROLINA</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |   |  |   |  |   |  |   |  |   |  |   | <div>FOR REVIEW</div> <div>SEALS</div> <div>C 2026 WHITNEY NEWMAN ARCHITECTS, LLC<br/>THIS DRAWING HAS BEEN PREPARED BY WHITNEY NEWMAN ARCHITECTS, LLC FOR THIS PROJECT AND IS AN INSTRUMENT OF THE ARCHITECTS SERVICE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THIS DOCUMENT AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.</div> <div>ELMER RESIDENCE</div> <div>816 PRINCE ST<br/>GEORGETOWN, SC 29440</div> <div>ARB SUBMITTAL</div> <div>REVISIONS</div> <div>WA<br/>WHITNEY NEWMAN<br/>ARCHITECTS<br/>64 EGRET RUN LANE UNIT B3<br/>PAWLEYS ISLAND, SC 29585<br/>803.316.2581</div> <div>4/2/26</div> <div>Project No. 18011</div> <div>Scale</div> <div>TITLE SHEET</div> <div>T100</div> <div>Sheet No. ©2026</div> |  |  |
| <div>GENERAL INFORMATION</div> <div>OWNER<br/>SAM &amp; LEDON ELMER<br/>816 PRINCE ST.<br/>GEORGETOWN, SC 29440</div> <div>ARCHITECT<br/>WHITNEY NEWMAN ARCHITECTS<br/>64 EGRET RUN LN, UNIT B3<br/>PAWLEYS ISLAND, SC 29585</div> <div>PROPERTY LOCATION<br/>816 PRINCE ST.<br/>GEORGETOWN, SC 29440</div> <div>PARCEL NO.<br/>05-0027-279-00-00</div> <div>FLOOD<br/>ZONE X / ZONE X SHADED</div> <div>ZONING JURISDICTION<br/>CITY OF GEORGETOWN</div> <div>APPLICABLE CODES<br/>2021 INTERNATIONAL RESIDENTIAL CODE</div> <div>ZONING<br/>R4</div> <div>SETBACKS<br/>FRONT = 25'<br/>SIDE = 8'<br/>REAR = 10'</div> <div>HEIGHT<br/>HEIGHT = 32'-0"</div> <div>BUILDING AREA:<br/>EXISTING HTD GSF = 4,332<br/>ADDITION=650 GSF</div> |  |   |  |   |  |   |  |   |  |   |  |   | <div>DRAWING SCHEDULE</div> <div>T101 – COVER SHEET / PROJECT INFORMATION<br/>V101 – EXISTING SURVEY<br/>A100 – PROPOSED SITE PLAN<br/>A101 – EXISTING FIRST FLOOR PLAN<br/>A102 – EXISTING SECOND FLOOR PLAN<br/><br/>A103 – PROPOSED FIRST FLOOR PLAN<br/>A104 – PROPOSED SECOND FLOOR PLAN<br/><br/>A201 – EXISTING ELEVATIONS (SHEET 1)<br/>A202 – EXISTING ELEVATIONS (SHEET 2)<br/>A203 – PROPOSED ELEVATIONS (SHEET 1)<br/>A204 – PROPOSED ELEVATIONS (SHEET 2)<br/><br/>A900 – EXISTING PERSPECTIVE VIEWS / 3D<br/>A901 – PROPOSED PERSPECTIVE VIEWS / 3D<br/>A902 – EXISTING PHOTOS</div>                                                                                                                                                                                                                              |  |  |
| <div>GENERAL NOTES</div> <div>1. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INITIATE AND COMPLETE SPECIFIED WORK.</div> <div>2. CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODE REQUIREMENTS.</div> <div>3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS.</div> <div>4. CONTRACTOR SHALL COMPLY WITH LOCAL BUILDING CODES, ARB GUIDELINES, AND FEMA TECHNICAL GUIDELINES FOR COASTAL RESIDENTIAL BUILDINGS.</div> <div>5. CONTRACTOR SHALL INSTALL ALARM SYSTEM &amp; LANDSCAPE LIGHTING- COORDINATE SYSTEMS WITH OWNER. GC SHALL COORDINATE WITH OWNER REGARDING SCOPE OF ALARM SYSTEM.</div>                                                                    |  |   |  |   |  |   |  |   |  |   |  |   | <div>EXTERIOR COLOR/FINISH SCHEDULE</div> <div>1 - SIDING:<br/>MATCH EXISTING (WOOD) LAP SIDING<br/>COLOR: TBD</div> <div>2 - COLUMNS, FASCIA, SOFFITS, FRIEZE,<br/>DOOR &amp; WINDOW TRIM:<br/>MATCH EXISTING (WOOD)<br/>COLOR: TBD</div> <div>3 - ROOF:<br/>MATCH EXISTING STANDING SEAM METAL ROOF<br/>COLOR: TBD</div> <div>4 - FOUNDATION:<br/>MATCH EXISTING PAINTED BRICK<br/>COLOR: TBD</div> <div>5 - WINDOWS:<br/>MATCH EXISTING 6 OVER 6 DOUBLE HUNG<br/>COLOR: TBD</div>                                                                                                                                                                                                                                                                                                                                            |  |  |
| <div>LOCATION MAP</div> <div><div>SITE:<br/>816 PRINCE ST.<br/>GEORGETOWN, SC 29440</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |   |  |   |  |   |  |   |  |   |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 2 |  | 3 |  | 4 |  | 5 |  | 6 |  | 7 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |





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ELMER RESIDENCE

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GEORGETOWN, SC 29440

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REVISIONS

WA

WHITNEY NEWMAN  
ARCHITECTS

64 EGRET RUN LANE UNIT B3  
PAWLEYS ISLAND, SC 29585  
803.316.2581

4/2/26

Project No. 18011

Scale 1" = 20'-0"

SURVEY

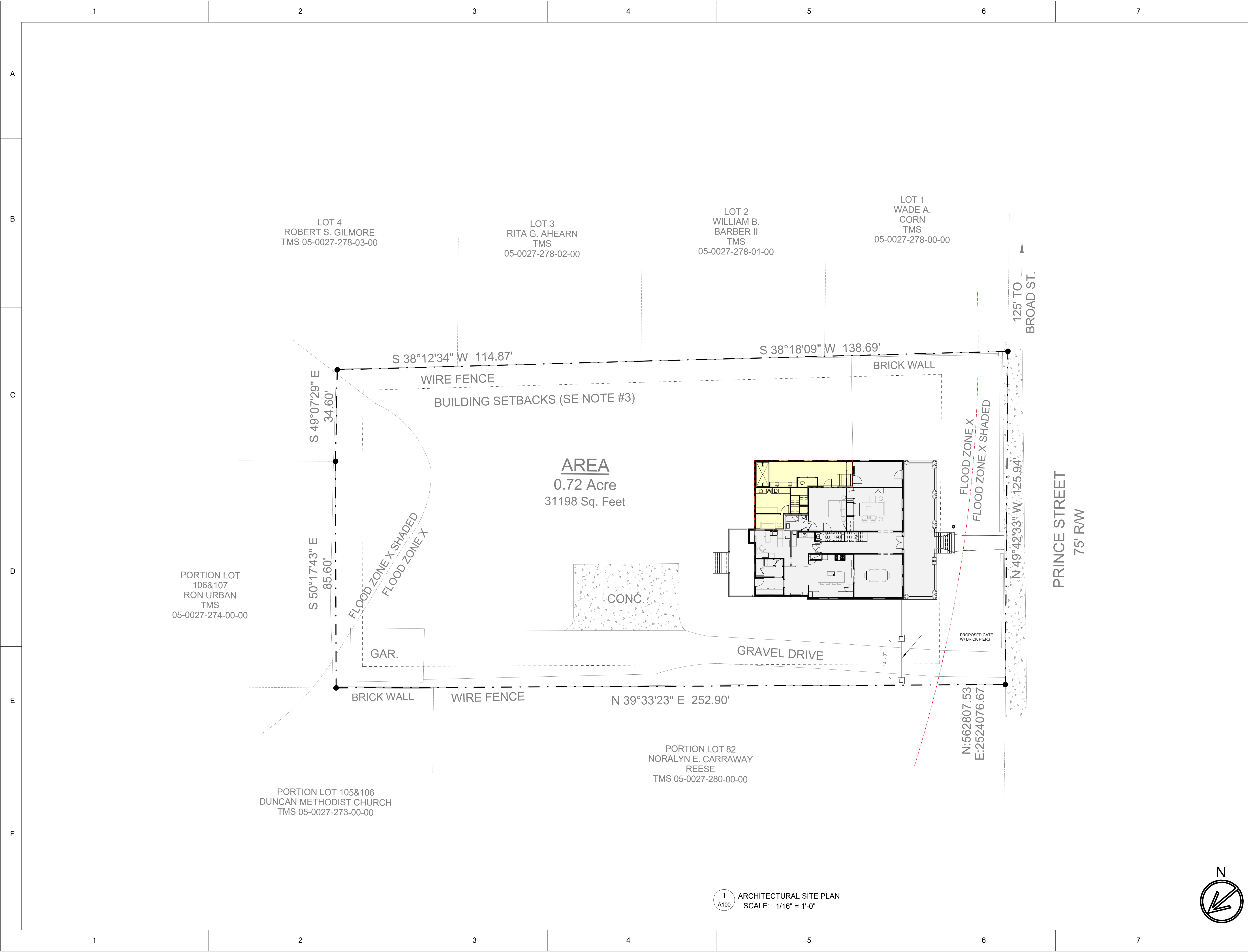
V101

1 SURVEY  
SCALE: 1" = 20'-0"

N

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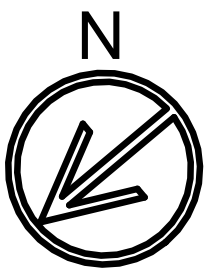
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PROPOSED SITE PLAN

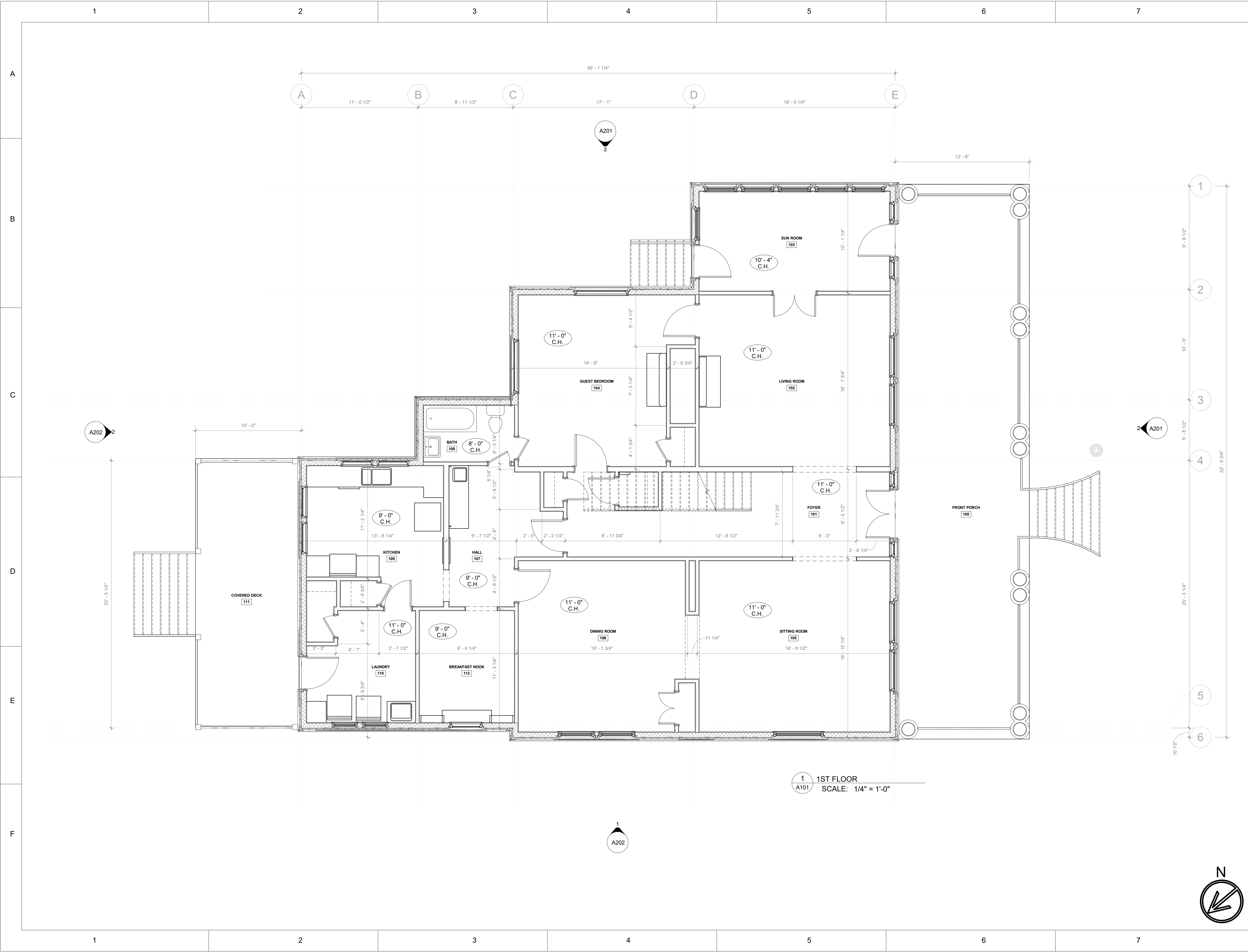
A100

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1 ARCHITECTURAL SITE PLAN  
A100 SCALE: 1/16" = 1'-0"







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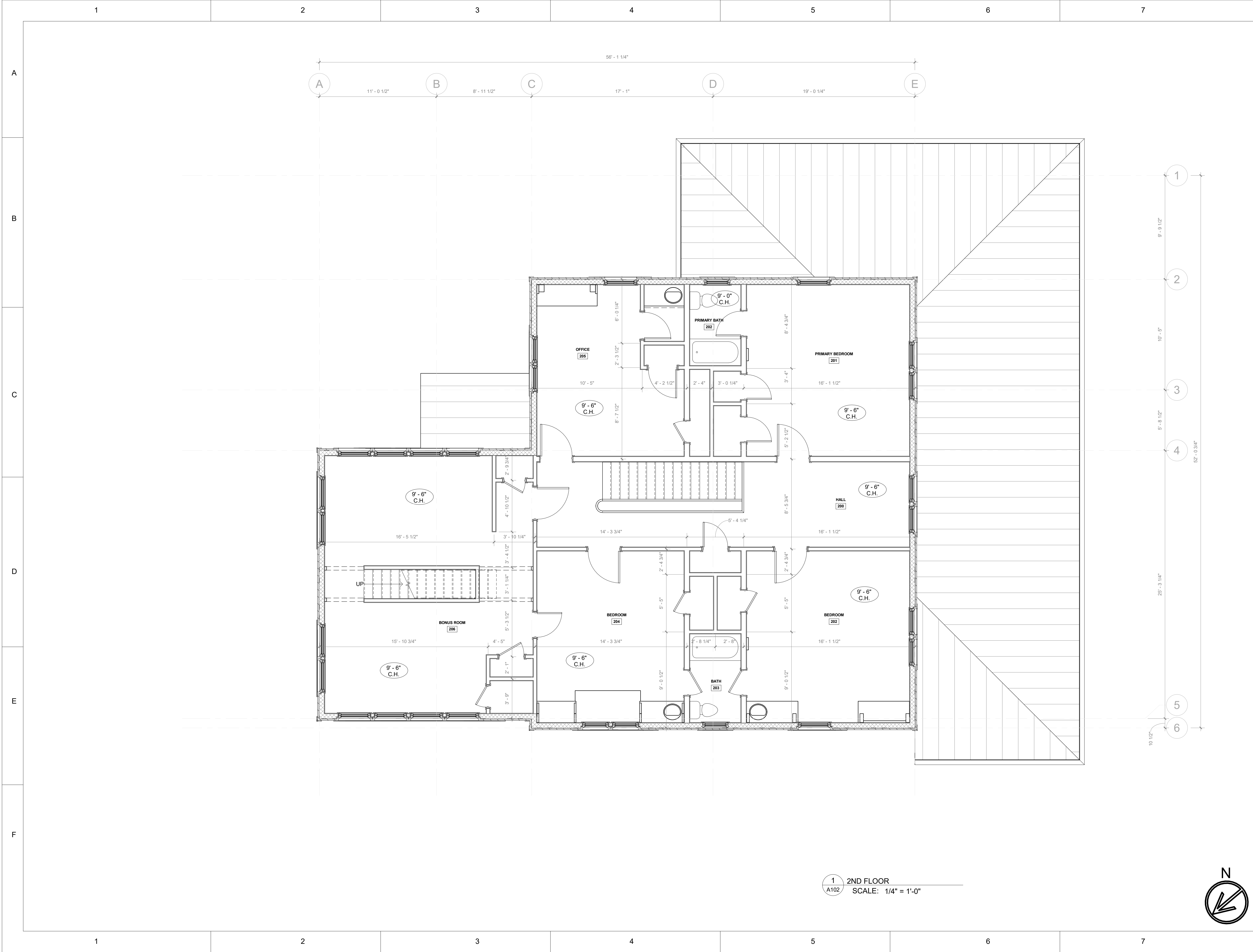
Scale 1/4" = 1'-0"

**EXISTING 1ST FLOOR**

**A101**

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Project No.

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Scale

1/4" = 1'-0"

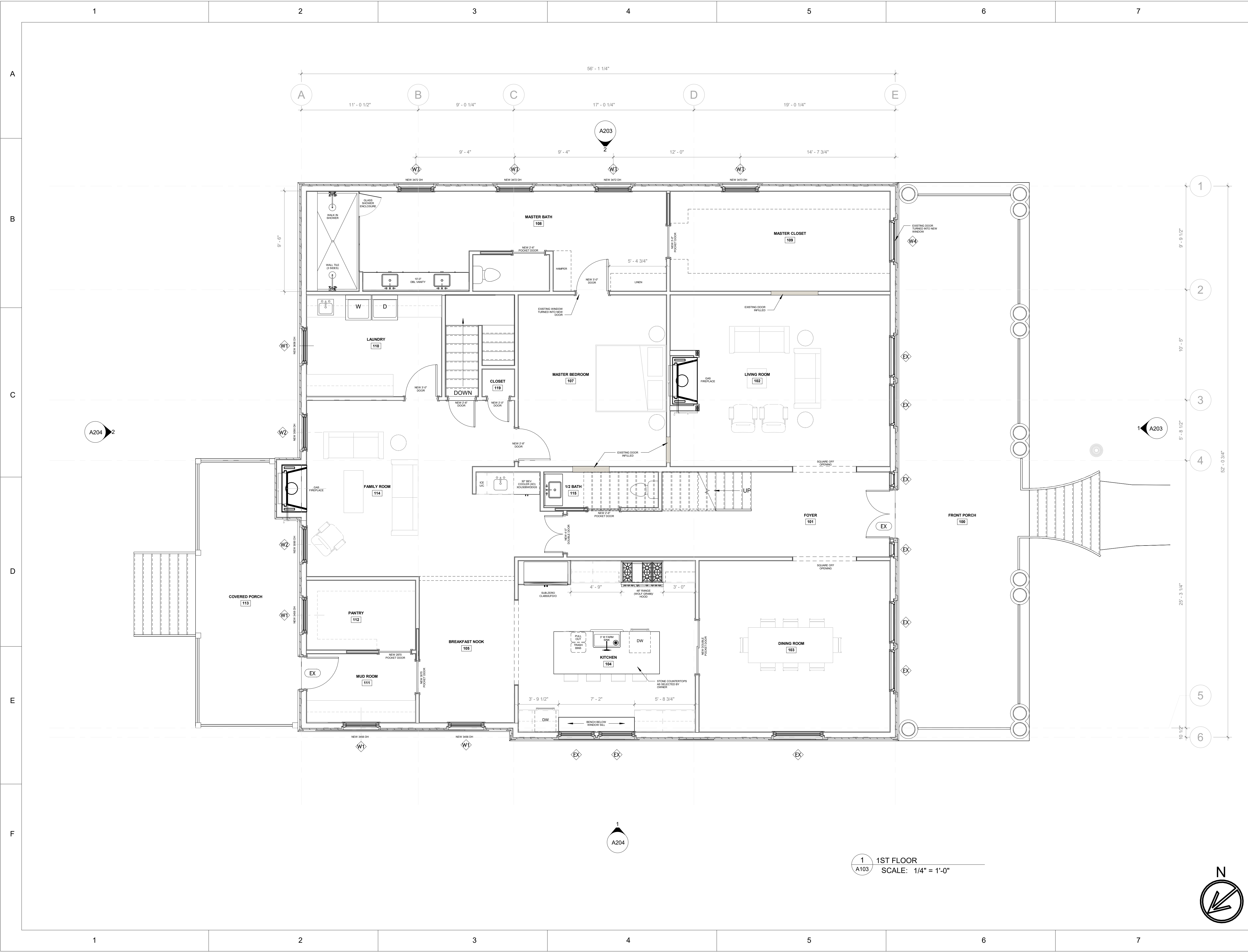
EXISTING 2ND FLOOR

A102

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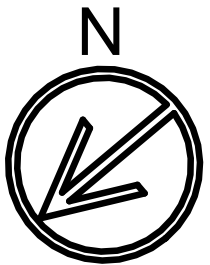
**4/2/26**

Project No. 18011  
Scale 1/4" = 1'-0"

**PROPOSED 1ST FLOOR**

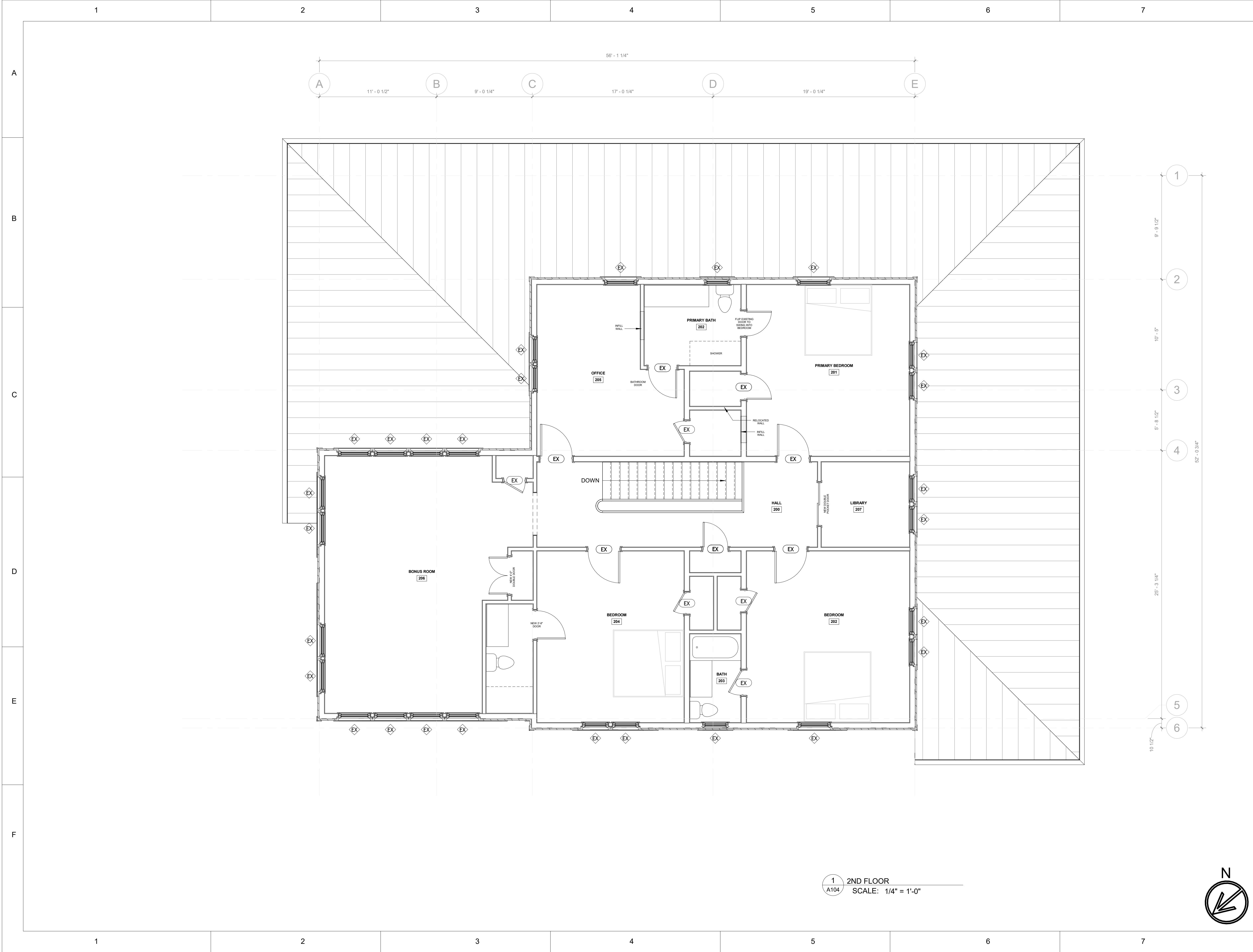
**A103**

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**1**  
A103 1ST FLOOR  
SCALE: 1/4" = 1'-0"





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PROPOSED 2ND FLOOR

A104

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**EXISTING BUILDING ELEVATIONS**

**A201**

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Scale 1/4" = 1'-0"

**EXISTING BUILDING  
ELEVATIONS**

**A202**

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Project No.

18011

Scale

1/4" = 1'-0"

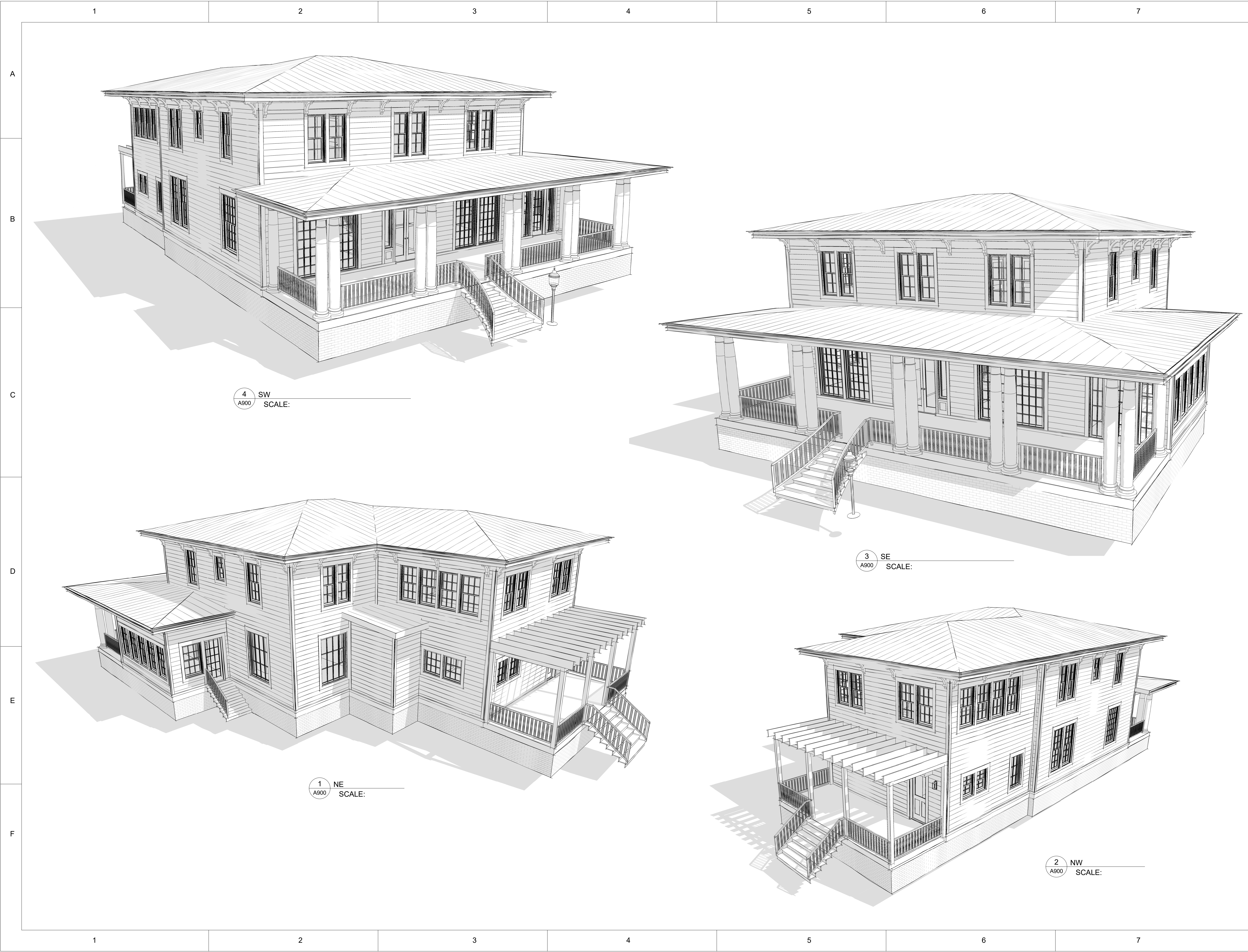
PROPOSED ELEVATIONS

A204

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4/2/26

Project No. 18011

Scale

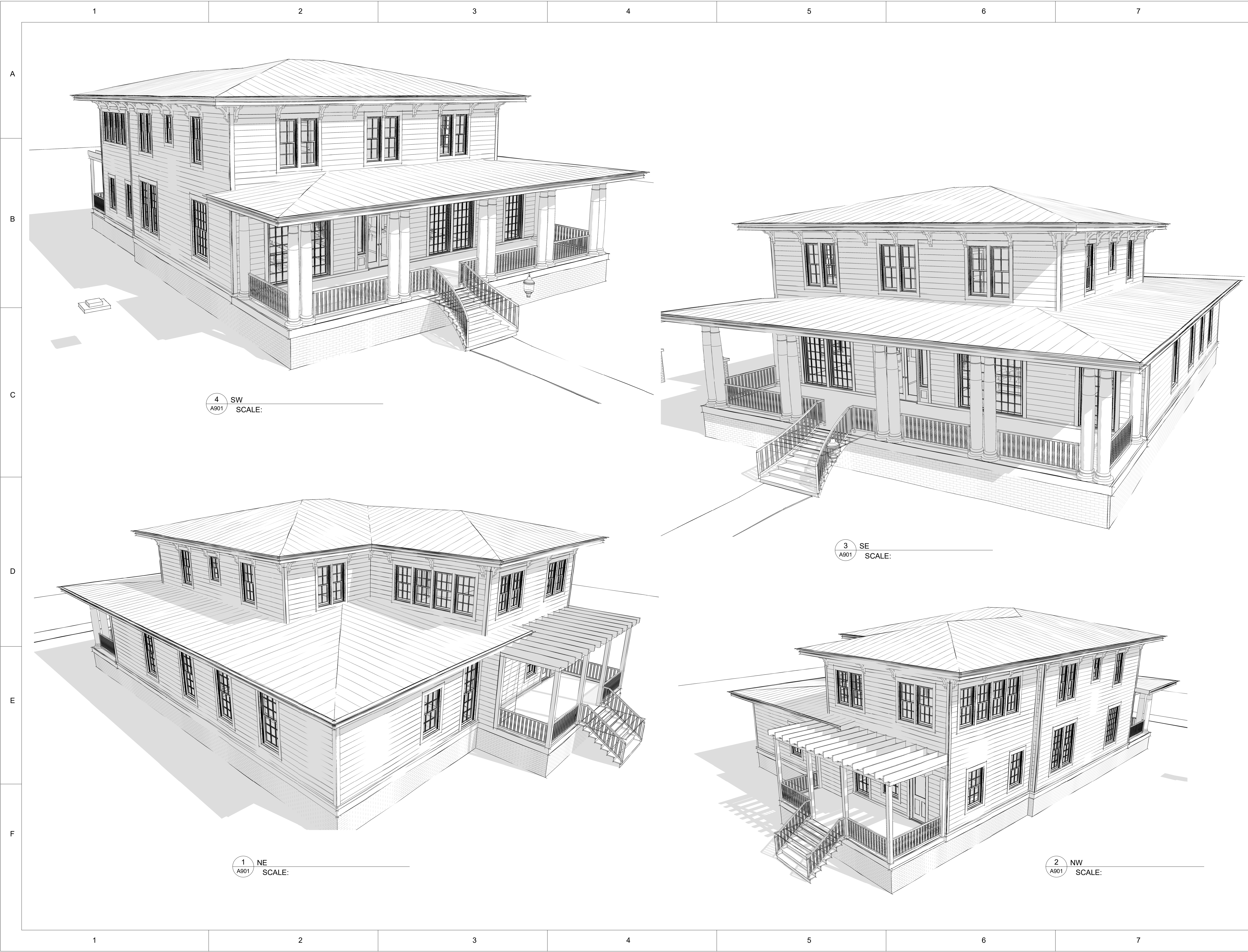
EXISTING PERSPECTIVES

A900

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Scale

PROPOSED PERSPECTIVES

A901

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MAYOR  
JAY DOYLE

CITY ADMINISTRATOR  
SCOTT WHITTIER

CITY CLERK  
STEPHANIE BUCCIONE



Planning and Community Development  
(843) 545-4010

COUNCIL MEMBERS  
MAYOR PRO TEMPORE  
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BRUCE CARL  
ERIN ETHRIDGE  
TAMIKA WILLIAMS-OBENG  
SHARON MELTON  
HOBSON HENRY MILTON

## **CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD**

**MEETING DATE:** May 4, 2026

**AGENDA ITEM:** ARB-2026-0012 - **Request: New Construction.** Request to establish a new prefabricated accessory structure for a residential property located at 419 Queen St. (TMS#: 05-0027-152-00-00), within the High Density Residential (R4) Zoning District and the Historic Buildings (HB) District.

### **CURRENT STATUS:**

1. The property is owned by Marshel Vincent D.
2. The property is zoned High Density Residential (R4) (*Reference Item 1*).
3. The property is within the Historic Buildings Design Overlay District (*Reference Item 1*).
4. The 2040 Comprehensive Plan shows this property as Historic District Residential (*Reference Item 2*).
5. This property is within a Shaded X flood zone (*Reference Item 3*).
  - a. No flood codes applicable.
6. The intended use of the property is single-family residential.

### **POINTS TO CONSIDER:**

1. This property does not contribute to the Historic District (*Reference Item 1, Historic District Survey*).
2. This is a rental property. The applicant has provided approval from the rental company/homeowner permitting him to move forward with the establishment of the shed.
3. If approved, an accessory structure permit, a copy of the COA, and applicable fees are required to be submitted to the planning department prior to any construction or alterations.

**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**

### **2012.3 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 noncontributing 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.
- (9) New garages and outbuildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color, and detail to the primary dwelling and should relate to similar secondary buildings along the block.
- (10) Materials used for new garages and outbuildings should reflect historical development of the property. Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding are not sufficiently durable for exterior use and are not appropriate.
- (11) New outbuildings should be added in traditional locations such as along rear or side lot lines or in rear yards not readily visible from the public right-of-way.
- (12) The spacing and size of window and door openings in a new garage or outbuilding should be consistent with the historical development of the property and similar to their historic counterparts within the streetscape or historic district, as should the proportion of window to wall space.
- (13) Metal garage doors with a paneled design may be appropriate. These doors can be used on garages that are located at the back of the lot and are minimally visible from the street or public right-of-way. If the garage and garage doors are highly visible from a public street or located on a corner lot, install solid wood or wood garage doors with a paneled design.



- (14) At double garages, two single garage doors rather than one larger, double door shall be installed. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary dwelling.
- (15) Prefabricated storage units less than six feet in height may be appropriate for back yards if not visible from the public right-of-way. Prefabricated carports and sheds are not permitted.
- (16) The appearance and location of a new outbuilding should be based on the appearance of the historic outbuilding if such existed. Use historic photographs and other documentation such as Sanborn Fire Insurance maps for guidance as to size and location of a previous outbuilding on the property.
- (17) If documentation of a historical outbuilding at the site is not available, the size, design, and location of a new outbuilding should be in keeping with other outbuildings in the block and historic district and complement the design of the main structure.
- (18) If mechanical equipment, skylights, or solar panels are placed on the roof of a garage or other outbuilding, they should be set back or screened so that they are not readily visible from the public right-of-way.
- (19) The installation or erection of ancillary outdoor features will be considered if located in rear or side yards, of a scale appropriate for the location, built with materials traditionally found in the historic district such as wood or brick, and such features complement the architectural design of the dwelling or main building and other improvements on the property and adjacent properties. In some instances, a readily visible ancillary outdoor feature may be required to be adequately screened to lessen its visual impact.
- (20) New carports should be located at the rear of dwellings and not visible. Carport designs with flat roofs and metal support columns and are not compatible with historic building designs. Carports imitative of porte-cocheres (drive-thru wings on historic dwellings) with wood or brick columns, flat roofs, and wood construction may be added to sides of dwellings visible from the street. Carports should be reflective of the architecture of the house and not detract from the dwelling's original design.

## **APPLICABLE ZONING CODES:**

### **403.4 R4 District (High Density Residential)**

It is the intent of this district to provide areas for high density residential development and open areas where similar development is likely to occur. Limited professional services are permitted in the district provided that they meet applicable standards and are limited so as not to encourage general business activity. In order to achieve the intent of the R4 District as shown on the Zoning Map of the City of Georgetown, South Carolina.

### **404.3 HB District (Historic Buildings)**

It is the intent of this district to protect, preserve and enhance the distinctive architectural and cultural heritage of the City of Georgetown as part of the educational and patriotic heritage of future generations, promote the cultural, economic and general welfare of the people of the City of Georgetown, foster civic pride, encourage harmonious, orderly and efficient growth and development of the City of Georgetown, to strengthen the local economy, and improve property values. It is the hope of the City that by encouraging a general harmony of style, form, proportion and material between buildings of historic design and those of contemporary design, the City's historic building district will continue to be a distinctive aspect of the City and will serve as visible reminders of the significant historical and cultural heritage of the City of Georgetown and the State of South Carolina. No building permit for construction, alteration, repair, moving, or demolition to be carried on within the district shall be issued by the Zoning Administrator until it is submitted to the Board of Architectural Review for its approval. (Ord. of 8-17-2000, § 1)

### **802 Accessory Use, Building, Structure.**

No accessory building, structure or use in any district shall be established, erected, or maintained without a principal use or without a permit. Accessory uses, buildings and structures shall not be located forward of the principal structure.

### **802.1 General Provisions.**

All zoning districts shall limit cumulative area of accessory uses, buildings and structures to 10% of the gross square footage of the parcel. A site plan shall be approved by the Zoning Administrator and a permit shall be required.

**802.101** Pools shall not count towards the maximum number of accessory structures but shall count towards maximum gross square footage and shall adhere to setbacks and separation requirements.

**802.102** Commercial Shipping Containers shall only be utilized for Temporary Storage purposes.

**802.103** Temporary storage units shall require a permit, shall not remain on-site for more than 30 days, must be placed out of view from the public right-of-way, and shall be securely anchored. Successive or repeated permits for temporary storage units intended to extend occupancy beyond the 30-day limit shall not be permitted.

### **802.2 Residential Properties.**

Each accessory use, building or structure shall be separated at least six (6) feet from any other building, structure, use or property line.

**802.201** Accessory uses, buildings, and structures in residential zoning districts shall be limited to three (3) per parcel and shall be no more than 20 feet in height.

**802.202** The establishment of any accessory building or structure shall not result in accessory uses, buildings, and structures exceeding 2,500 square feet in total.

**802.203** No one accessory use, building, or structure in a residential zoning district shall exceed the size of the primary accessory use, building or structure.

**802.204** Additions attached to the primary structure via a conditioned walkway, as well as attached decks, carports and garages (open-air or enclosed) shall not be considered accessory structures and must comply with setback requirements as defined in Article V: Area, Yard, and Height Requirements for the applicable zoning district.

**802.205** Buildings or structures either entirely detached or attached via a non-conditioned walkway are to be considered accessory structures.

### **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)*

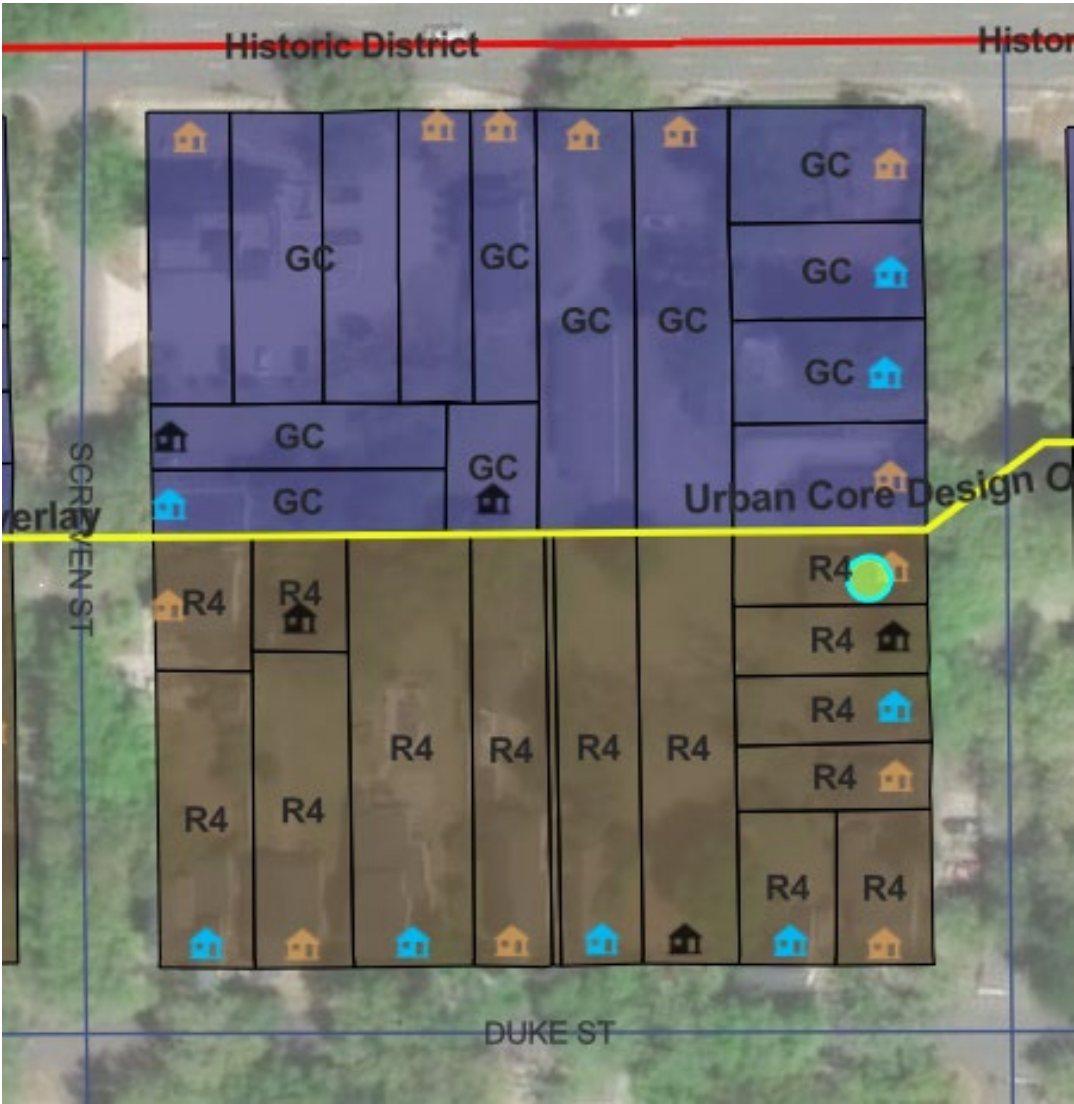
**REFERENCE MATERIALS**

**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

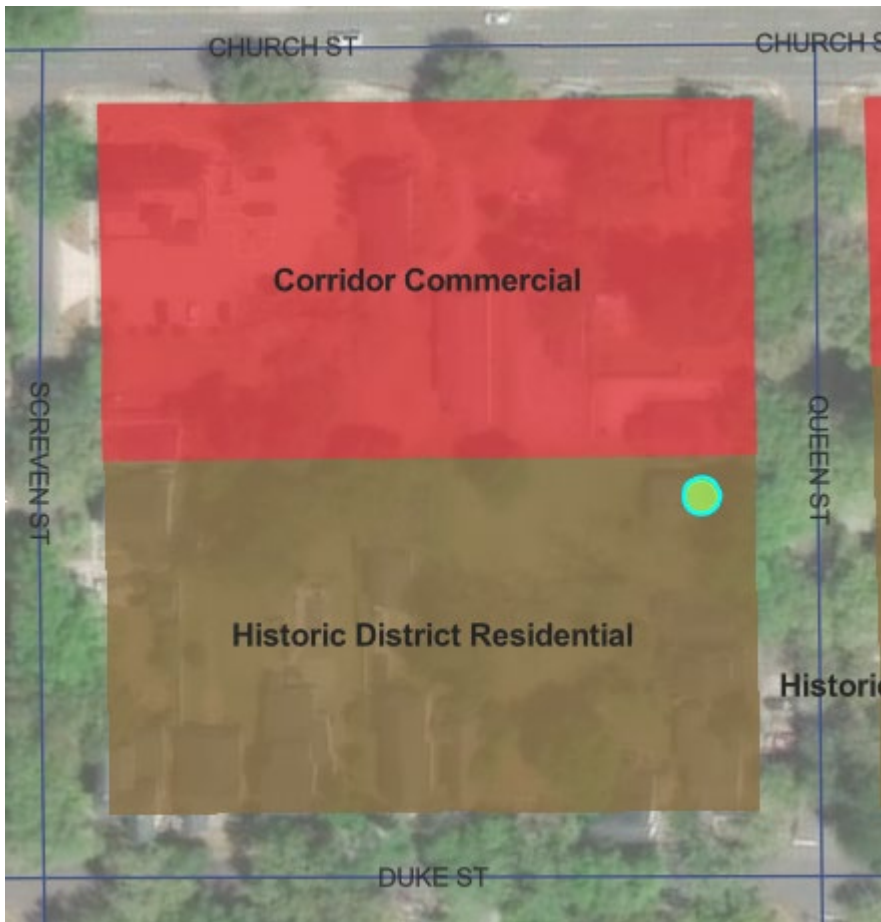


Block View





**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



**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 / 191-0897  
Status County No Site No  
Quad Name: Georgetown South  
Tax Map No.: 05-0027-152-00-00

***Intensive Documentation Form***

**Identification**

Historic Name:

Common Name:

Address/Location: 419 Queen 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: 1968

Commercial Form:

Stories: 1 story

Alteration Date:

Historic Core Shape: rectangular

*Roof Features*

Shape: gable, end to front

Materials: composition shingle

*Porch Features*

Porch Width: over 1 bay but less than full

Shape: engaged

Construction Method: frame

Exterior Walls: brick veneer

Foundation:

Significant Architectural Features: 2/2 sash with rowlock sills, interior chimney, metal filigree posts.

Alterations:

Architect(s)/Builder(s):

**Historical Information**

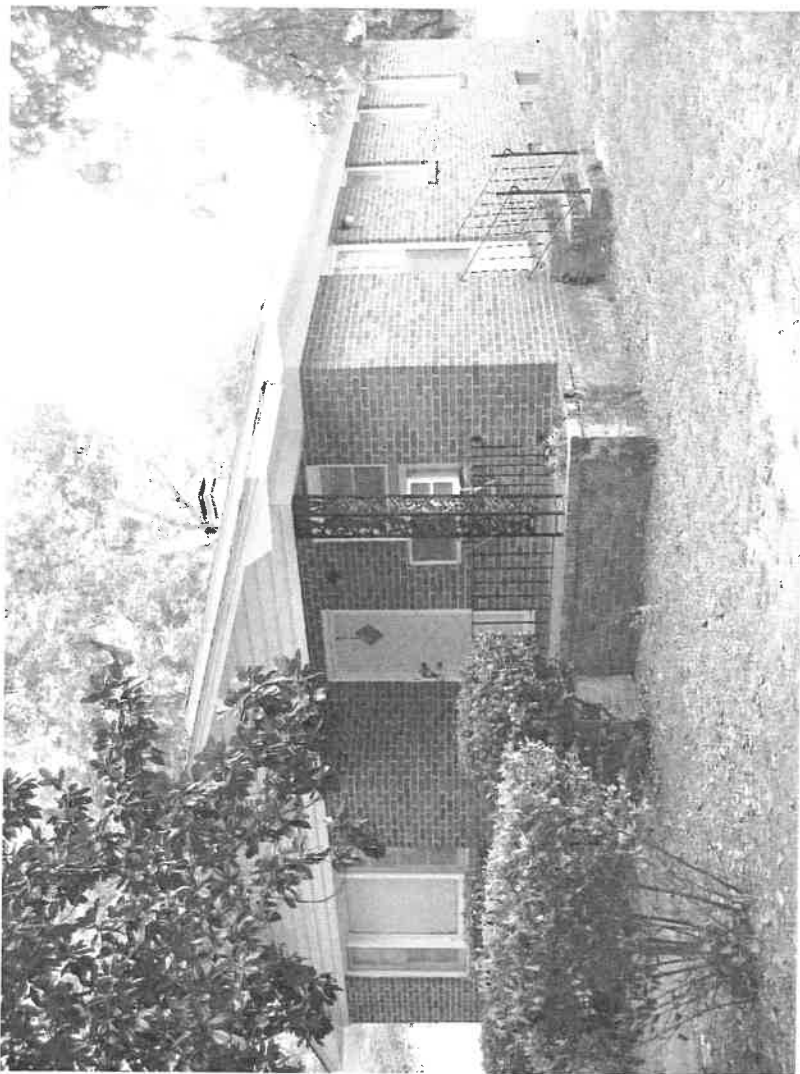
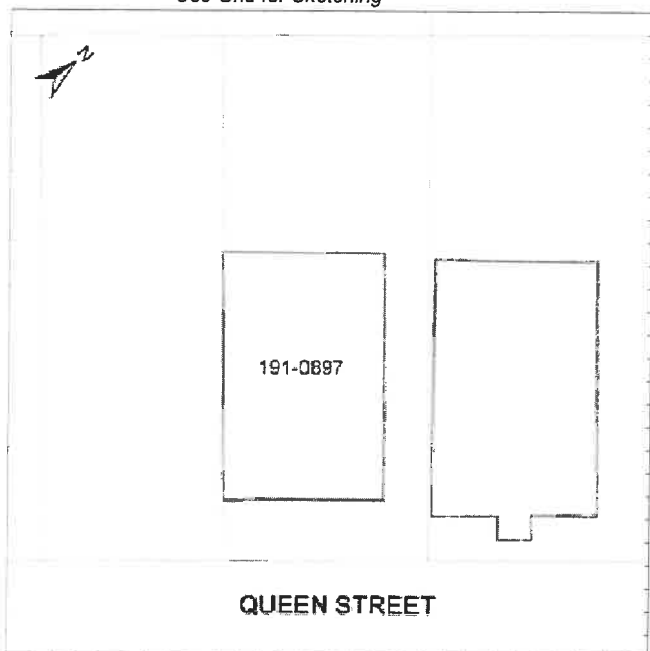
Historical Information:

Source of Information:

**Photographs**

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

Use Grid for Sketching



**Program Management**

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/28/2010



191-0897: 419 Queen Street

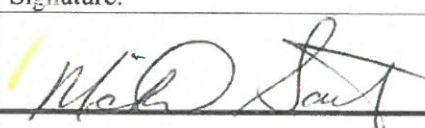
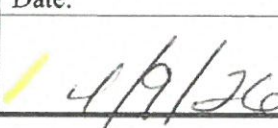




Date Filed: 4/9/26

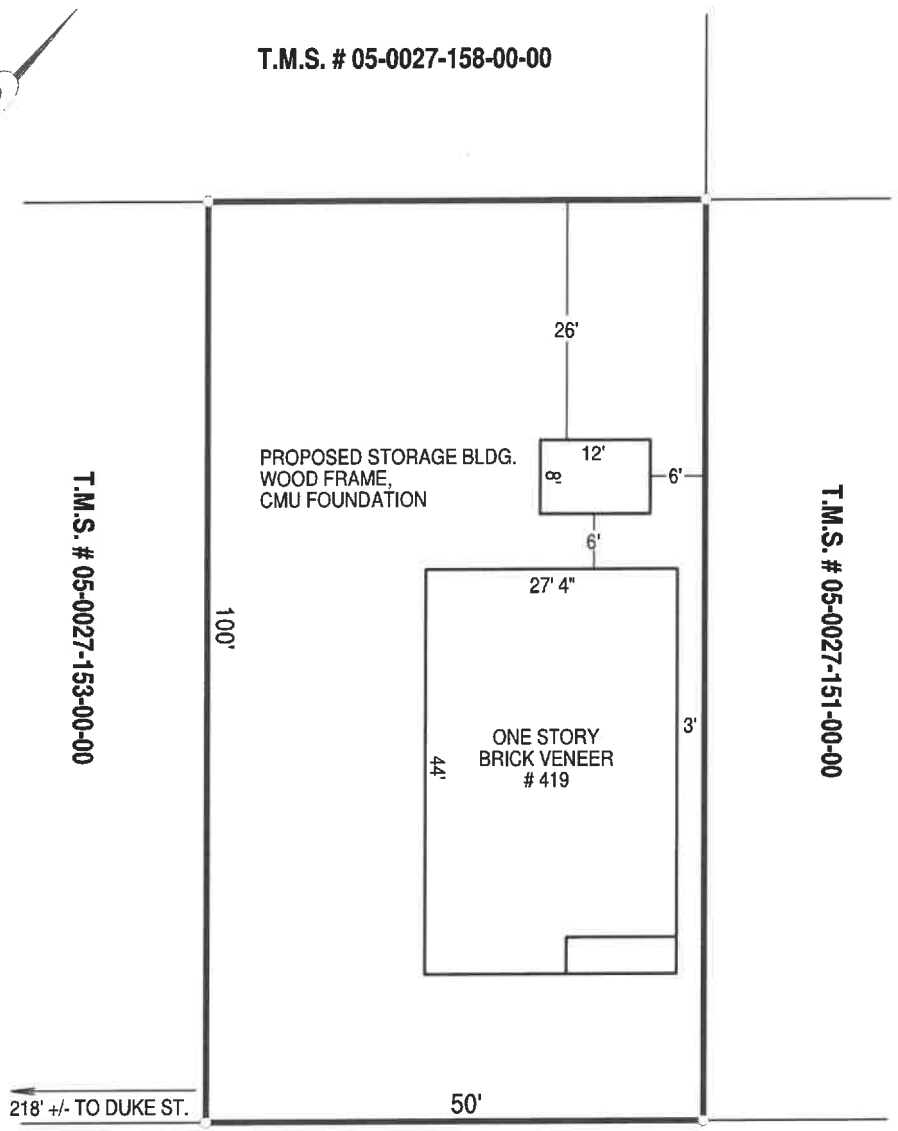
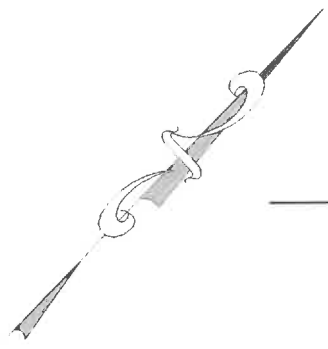
**ARB Request Form**

Appeal #: ARB-2026-0012

|                                                                                                                                                                                           |                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Description of Request:</b><br>8x12 prefab storage building (96 sq ft) to store lawn mower & tools. Placement will be in back-yard & will meet setbacks.                               |                                                                                     |
| <b>List of materials to be used:</b><br>Brown walls/ brown trim - wood coated w/ boron zinc<br>Burnished slate brown metal roof - standing seam<br>2x3 single paned window - metal framed |                                                                                     |
| In addition to this application, the following supporting materials have been submitted:<br>- site plan<br>- pictures of building<br>- engineering information                            |                                                                                     |
| I certify that all the information included within this application is accurate and true:                                                                                                 |                                                                                     |
| Signature:                                                                                                                                                                                | Date:                                                                               |
|                                                                                                         |  |

| FOR OFFICE USE ONLY                                                                |                                                                                                    |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Appeal Number:                                                                     | Applicable fee:                                                                                    |
| ARB-2026-0012                                                                      | \$200                                                                                              |
| Date Received:                                                                     | Meeting Date:                                                                                      |
| 4/9/26 (I was out on the deadline for submittal - original docs submitted 3/20/26) | May 4, 2026                                                                                        |
| Code Compliance                                                                    |                                                                                                    |
| Building Code:                                                                     | Does not require building permit - under 200 sq ft.                                                |
| Flood Code:                                                                        | Shaded X flood zone - no additional reqs.                                                          |
| Zoning Code:                                                                       | Site plan shows compliance with setbacks.<br>will need accessory structure permit if ARB approved. |
| Notes:                                                                             |                                                                                                    |





QUEEN STREET

PROPERTY ZONED: R4 (HISTORIC)

CURRENT/PREVIOUS OWNER & ADDRESS:  
VINCENT D. MARSHALL  
314 LAMARA DRIVE  
SAVANNA, GA 31405

PHYSICAL ADDRESS:  
419 QUEEN STREET  
GEORGETOWN, SC 29440

REF. DEED BOOK 3026 AT PAGE 38

TAX MAP # 05-0027-152-00-00

FLOOD ZONE X  
F.I.R.M. COMMUNITY 450087 CITY OF GEORGETOWN PANEL XXXX SUFFIX X  
MAP NUMBER 45043C0485G  
DATED 5/9/2023

BUILDING SETBACK LINES AND ZONING INFORMATION TO BE APPROVED BY  
CITY OF GEORGETOWN BUILDING AND ZONING DEPARTMENTS  
PRIOR TO PLANNING OR CONSTRUCTION.

THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS AD EASEMENTS OF RECORD.

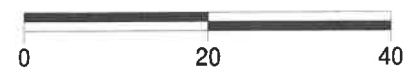
TITLE HAS NOT BEEN RESEARCHED BY GCP&CS,LLC AT THIS TIME.

# SITE PLAN

OF PART OF LOT 188  
LOCATED IN THE CITY OF GEORGETOWN

DRAWN FOR  
**MICHAEL SARGENT**  
GEORGETOWN CO., S.C. (TAX DISTRICT # 5)

SCALE: 1" = 20'



APRIL 8, 2026

GEORGETOWN COUNTY PROPERTY & CONSTRUCTION SERVICES, LLC  
425 QUEEN STREET, GEORGETOWN, SC 29440  
(843) 485- 1718 brucehsanders@gmail.com

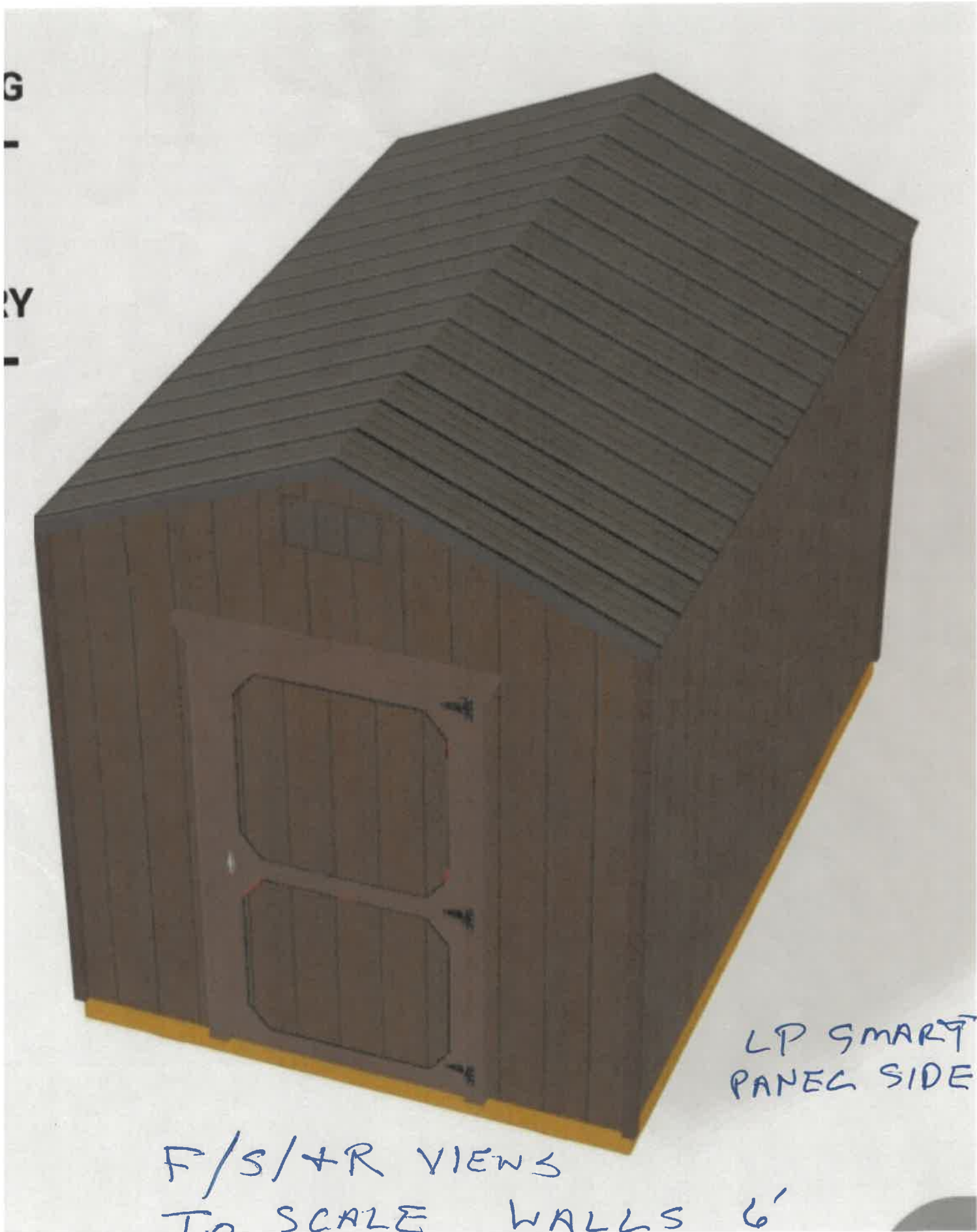












LP SMART  
PANEL SIDE

F/S/±R VIEWS  
TO SCALE WALLS 6'  
COLOR TO MATCH EXISTING











# OLD HICKORY BUILDINGS, LLC

P.O. BOX 331973

MURFREESBORO, TN 37133

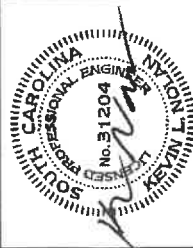
## GENERAL NOTES:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AND THE 2021 INTERNATIONAL BUILDING CODE.
  2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AT THE TIME OF MANUFACTURE.
  3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
  4. STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (RISK CATEGORY I) PER IBC TABLE 1604.5 AND SHOULD NOT BE USED FOR HUMAN HABITATION.
  5. SIDING FASTENERS SHALL NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL OR WHEN THE SIDING GROOVES OCCUR AT CUT EDGES OF THE SIDING PANEL.
  6. STRUCTURES SHOULD HAVE 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES OR 29 GA METAL ROOFING OVER WOOD SHEATHING.
  7. WOOD FRAMING SHALL COMPLY WITH THE ANSI/AWC "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION", 2018.
  8. ALL ROOF DECKING IS TO BE  $\frac{7}{8}$ " OSB SHEATHING. FASTEN ROOF SHEATHING TO ROOF FRAMING WITH 2" RING SHANK NAILS SPACED AT 6" MAX.
  9. ALL SIDING IS TO BE  $\frac{5}{8}$ " TREATED T1-11 PLYWOOD OR  $\frac{3}{4}$ " LP SMART PANEL SIDING.
  10. ALL FLOOR JOISTS ARE TO BE PRESSURE TREATED SYP #2, OR BETTER, UNLESS NOTED OTHERWISE. FLOOR JOISTS FOR 10' WIDE BUILDINGS ARE TO BE SYP #1, OR BETTER.
  11. ALL UN-TREATED WOOD FRAMING IS TO BE SPF #2 OR BETTER.
  12. ALL EXTERIOR NAILS ARE TO BE ZINC COATED.
  13. ALL FLOOR DECKING IS TO BE  $\frac{5}{8}$ " OR  $\frac{3}{4}$ " PLYWOOD OR ENGINEERED FLOORING.
  14. ALL SKIDS ARE TO BE 4X8 PRESSURE TREATED, RATED FOR GROUND CONTACT.
  15. SECTIONS AND DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS NOTED OTHERWISE.
- DESIGN CRITERIA:**
1. RISK CATEGORY I
  2. FLOOR LIVE LOAD: 40 PSF
  3. ROOF LIVE LOAD: 20 PSF
  4. SNOW LOADS ARE BASED ON THE FOLLOWING:  
GROUND SNOW LOAD,  $P_g = 20$  PSF  
FLAT ROOF SNOW LOAD,  $P_f = 14$  PSF  
EXPOSURE FACTOR,  $C_e = 1.0$   
IMPORTANCE FACTOR,  $I = 0.8$   
THERMAL FACTOR,  $C_t = 1.2$
  5. WIND LOADS ARE BASED ON THE FOLLOWING:  
 $V_{ult} = 150$  MPH  
RISK CATEGORY I  
EXPOSURE CATEGORY B  
INTERNAL PRESSURE COEFFICIENT:  
 $GCFI = \pm 0.18$   
COMPONENTS & CLADDING:  
ZONE 1, 2e: 12.3, -36.8 PSF  
ZONE 2a, 2f, 3e: 12.3, -53.6 PSF  
ZONE 3c: 12.3, -63.8 PSF  
ZONE 4: 19.9, -21.6 PSF  
ZONE 5: 19.9, -26.7 PSF
- PIERS (IF REQUIRED):**
1. PIERS ARE NOT REQUIRED WHEN THE SKIDS CAN BE SUPPORTED ON FIRM, LEVEL GROUND. PIERS ALONG INTERIOR SKIDS SHALL BE ORIENTED WITH THE LONG SIDE PERPENDICULAR TO THE SKID. PIERS ALONG THE OUTSIDE SKIDS OF BUILDINGS WITH 4 SKIDS ARE PERMITTED TO BE ORIENTED WITH THE LONG SIDE PARALLEL TO THE SKID PROVIDED THAT THE PIERS ALONG THE INTERIOR SKID ARE ORIENTED PERPENDICULAR TO THE SKID.
  2. PIERS SHALL TYPICALLY BE 8"x8"x16" OPEN CELL OR SOLID CONCRETE BLOCKS, DRY STACKED TO A MAXIMUM HEIGHT OF 36". THE BLOCK IN CONTACT WITH THE GROUND AT EACH PIER SHALL BE A 4"x8"x16" SOLID BLOCK. OPEN CELL BLOCKS AND 2" THICK SOLID BLOCKS ARE NOT TO BE USED AS THE BASE OF ANY PIERS. OPEN CELL BLOCKS ARE TO BE PLACED ON TOP OF SOLID BLOCKS AS NEEDED WITH THE OPEN CELLS RUNNING VERTICALLY AND MUST NOT BE PLACED ON THEIR SIDE.
  3. CORNER PIERS OVER 20' TALL SHALL BE DOUBLE STACKED CONCRETE BLOCKS. THE DOUBLE STACKED BLOCKS BY ALTERNATING THE DIRECTION OF BLOCKS ON EACH ROW.
  4. OLD HICKORY BUILDINGS IS NOT RESPONSIBLE FOR THE PREPARATION OF THE PROPOSED SITE OR DETERMINATION OF THE SITE'S SUITABILITY TO SUPPORT THE PROPOSED STRUCTURE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE IF SITE CONDITIONS ARE SUITABLE TO SUPPORT THE STRUCTURE.
  5. OLD HICKORY BUILDINGS IS NOT RESPONSIBLE FOR THE PREPARATION OF THE PROPOSED SITE OR DETERMINATION OF THE SITE'S SUITABILITY TO SUPPORT THE PROPOSED STRUCTURE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE IF SITE CONDITIONS ARE SUITABLE TO SUPPORT THE STRUCTURE.
  6. PIERS SHOWN ON SHEET S-1 ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. THE PIER LAYOUT MAY BE ADJUSTED AS NEEDED BASED ON SITE CONDITIONS, PROVIDED THAT THE MAXIMUM SPACING SHOWN IS NOT EXCEEDED.
- NOTE: C&C WIND PRESSURES SHOWN ARE FOR A 10 SQUARE FOOT EFFECTIVE AREA ( $A_e$ ) AND MAY BE REDUCED FOR LARGER AREAS AS ALLOWED BY CODE.**

## ITEMS BY OTHERS:

THE FOLLOWING ITEMS ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. OLD HICKORY BUILDINGS IS NOT RESPONSIBLE FOR THESE ITEMS.

1. THE COMPLETE FOUNDATION AND TIE-DOWN SYSTEM
2. RAMPS, STAIRS, AND GENERAL ACCESS
3. ELECTRICAL SERVICE HOOKUP



12-14-2021



PROJECT NO:  
DATE: 12-14-2022  
DRAWN BY: KLN  
CHECKED BY: KLN  
REVISION:

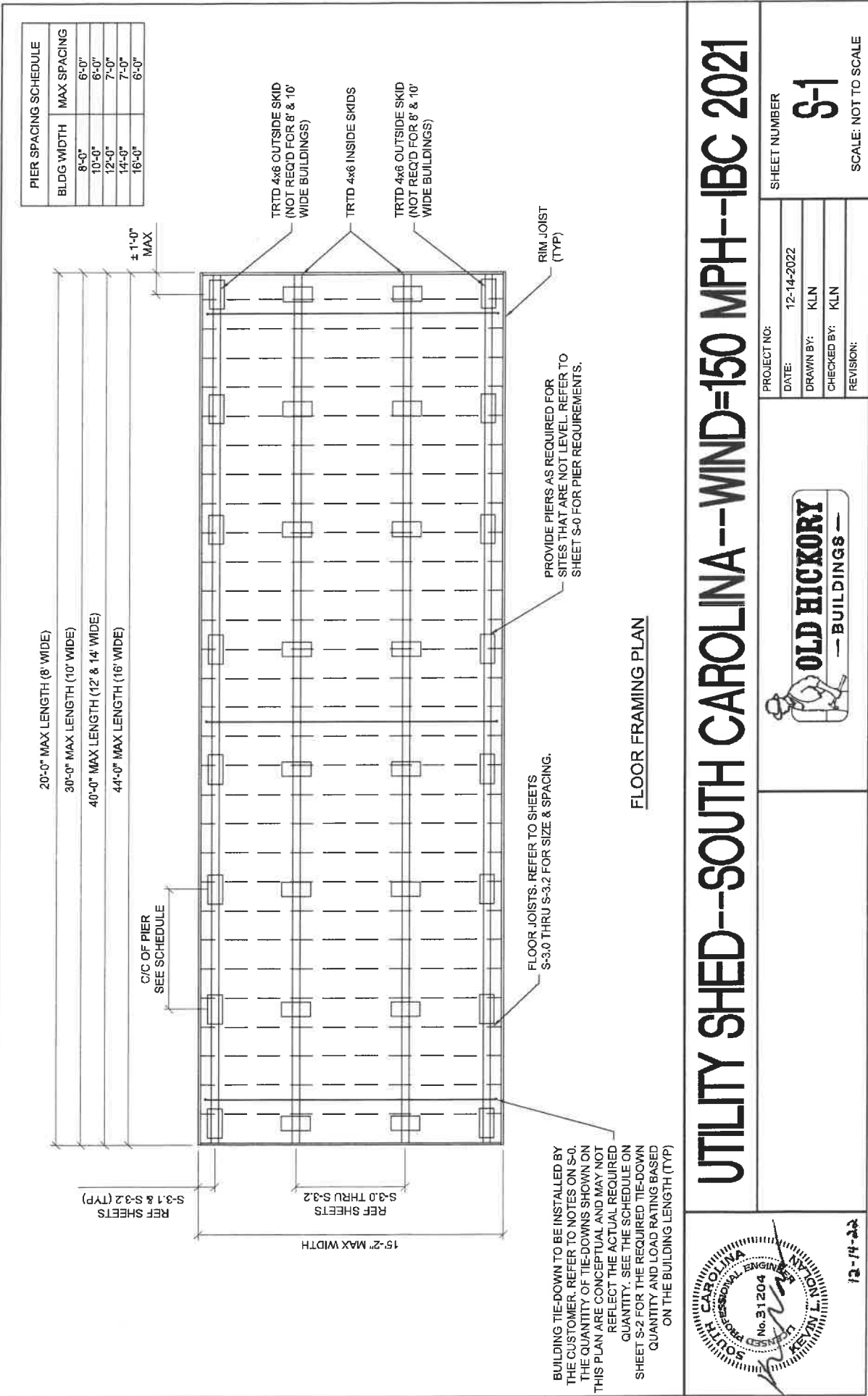
SHEET NUMBER

S-0

SCALE: NONE

# UTILITY SHED---SOUTH CAROLINA---WIND=150 MPH---IBC 2021



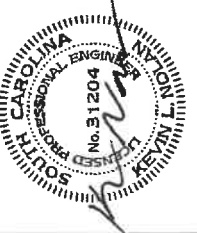


# UTILITY SHED--SOUTH CAROLINA--WIND=150 MPH--IBC 2021

PROJECT NO: 12-14-2022  
DATE: 12-14-2022  
DRAWN BY: KLN  
CHECKED BY: KLN  
REVISION:



SHEET NUMBER  
**S-1**  
SCALE: NOT TO SCALE



12-14-22



# UPLIFT ANCHORAGE SCHEDULE

| BLDG LENGTH | 8' WIDE BLDGS       |                       | 10' WIDE BLDGS      |                       | 12' WIDE BLDGS      |                       | 14' WIDE BLDGS      |                       | 16' WIDE BLDGS      |                       |
|-------------|---------------------|-----------------------|---------------------|-----------------------|---------------------|-----------------------|---------------------|-----------------------|---------------------|-----------------------|
|             | NUMBER OF TIE-DOWNS | REQ'D ANCHOR CAPACITY | NUMBER OF TIE-DOWNS | REQ'D ANCHOR CAPACITY | NUMBER OF TIE-DOWNS | REQ'D ANCHOR CAPACITY | NUMBER OF TIE-DOWNS | REQ'D ANCHOR CAPACITY | NUMBER OF TIE-DOWNS | REQ'D ANCHOR CAPACITY |
| 8'-0"       | 2                   | 450#                  | -                   | -                     | -                   | -                     | -                   | -                     | -                   | -                     |
| 10'-0"      | 2                   | 550#                  | 2                   | 550#                  | -                   | 550#                  | -                   | -                     | -                   | -                     |
| 12'-0"      | 2                   | 700#                  | 2                   | 650#                  | 2                   | 650#                  | -                   | -                     | -                   | -                     |
| 14'-0"      | 3                   | 550#                  | 3                   | 550#                  | 2                   | 550#                  | 3                   | 550#                  | -                   | -                     |
| 16'-0"      | 3                   | 600#                  | 3                   | 550#                  | 3                   | 550#                  | 3                   | 600#                  | 3                   | 600#                  |
| 18'-0"      | 3                   | 700#                  | 3                   | 650#                  | 3                   | 550#                  | 3                   | 650#                  | 3                   | 700#                  |
| 20'-0"      | 4                   | 550#                  | 3                   | 700#                  | 3                   | 650#                  | 4                   | 550#                  | 4                   | 600#                  |
| 22'-0"      | -                   | -                     | 4                   | 600#                  | 3                   | 700#                  | 4                   | 600#                  | 4                   | 650#                  |
| 24'-0"      | -                   | -                     | 4                   | 650#                  | 4                   | 550#                  | 4                   | 650#                  | 4                   | 700#                  |
| 26'-0"      | -                   | -                     | 4                   | 700#                  | 4                   | 600#                  | 5                   | 600#                  | 5                   | 650#                  |
| 28'-0"      | -                   | -                     | 5                   | 600#                  | 4                   | 650#                  | 5                   | 650#                  | 5                   | 700#                  |
| 30'-0"      | -                   | -                     | 5                   | 650#                  | 4                   | 700#                  | 5                   | 650#                  | 5                   | 700#                  |
| 32'-0"      | -                   | -                     | -                   | -                     | 5                   | 600#                  | 5                   | 700#                  | 6                   | 600#                  |
| 34'-0"      | -                   | -                     | -                   | -                     | 5                   | 650#                  | 6                   | 650#                  | 6                   | 650#                  |
| 36'-0"      | -                   | -                     | -                   | -                     | 5                   | 700#                  | 6                   | 700#                  | 6                   | 700#                  |
| 38'-0"      | -                   | -                     | -                   | -                     | 5                   | 700#                  | 6                   | 700#                  | 7                   | 650#                  |
| 40'-0"      | -                   | -                     | -                   | -                     | 6                   | 650#                  | 7                   | 650#                  | 7                   | 650#                  |
| 42'-0"      | -                   | -                     | -                   | -                     | -                   | -                     | -                   | -                     | 7                   | 700#                  |
| 44'-0"      | -                   | -                     | -                   | -                     | -                   | -                     | -                   | -                     | 8                   | 650#                  |

## NOTES:

- 1) TIE-DOWNS AND ANCHORS ARE TO BE SUPPLIED AND INSTALLED BY THE CUSTOMER. OLD HICKORY BUILDINGS IS NOT RESPONSIBLE FOR THE TIE-DOWN SYSTEM. REFER TO NOTE SHEET S-0.
- 2) THE SCHEDULE INDICATES THE RECOMMENDED NUMBER OF BUILDING TIE-DOWNS TO BE INSTALLED BY THE CUSTOMER. EACH TIE-DOWN HAS TWO ANCHORS. REFER TO DETAILS SHOWN ON SHEET S-2.1 FOR TIE-DOWN OPTIONS.
- 3) PROVIDE A TIE-DOWN NEAR EACH END OF THE BUILDING. REMAINING TIE-DOWNS SHOULD BE EVENLY SPACED ALONG THE ENTIRE LENGTH OF BUILDING.



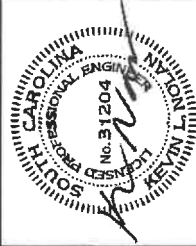
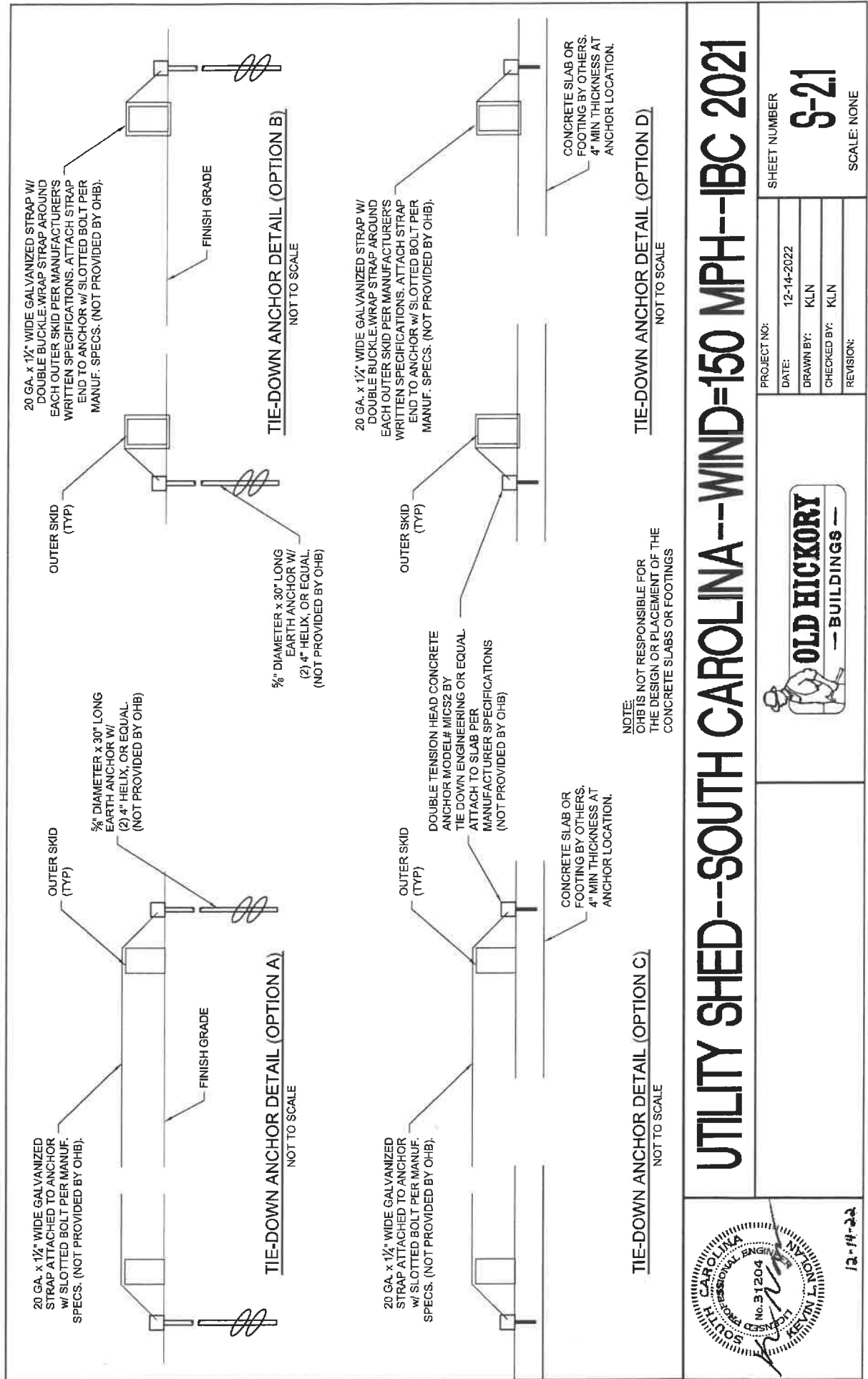
UTILITY SHED---SOUTH CAROLINA---WIND=150 MPH---IBC 2021



PROJECT NO: 12-14-2022  
 DATE: 12-14-2022  
 DRAWN BY: KLN  
 CHECKED BY: KLN  
 REVISION:  
 SHEET NUMBER: S-20  
 SCALE: NONE

12-14-22





# UTILITY SHED--SOUTH CAROLINA--WIND=150 MPH--IBC 2021

**OLD HICKORY**  
— BUILDINGS —

PROJECT NO: \_\_\_\_\_

DATE: 12-14-2022

DRAWN BY: KLN

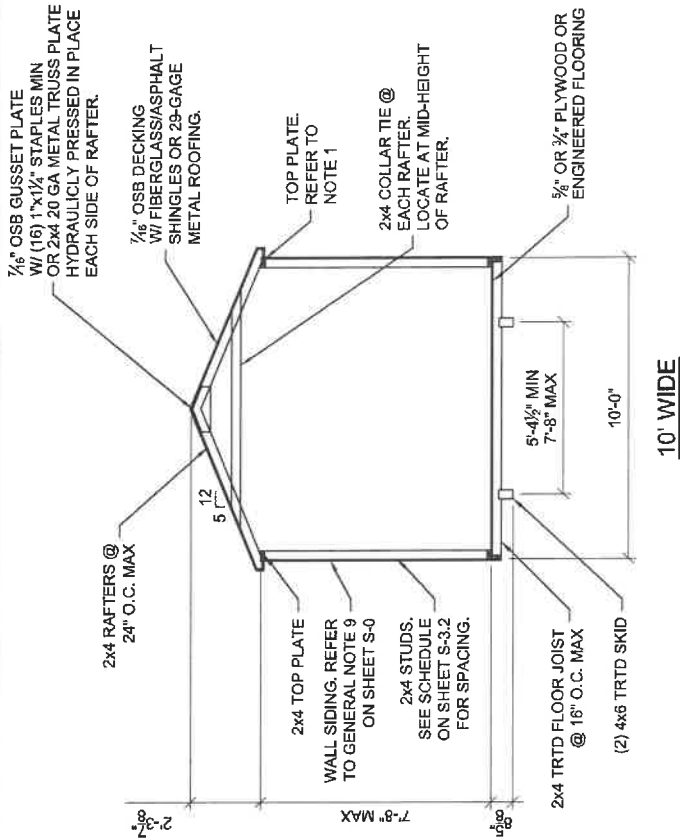
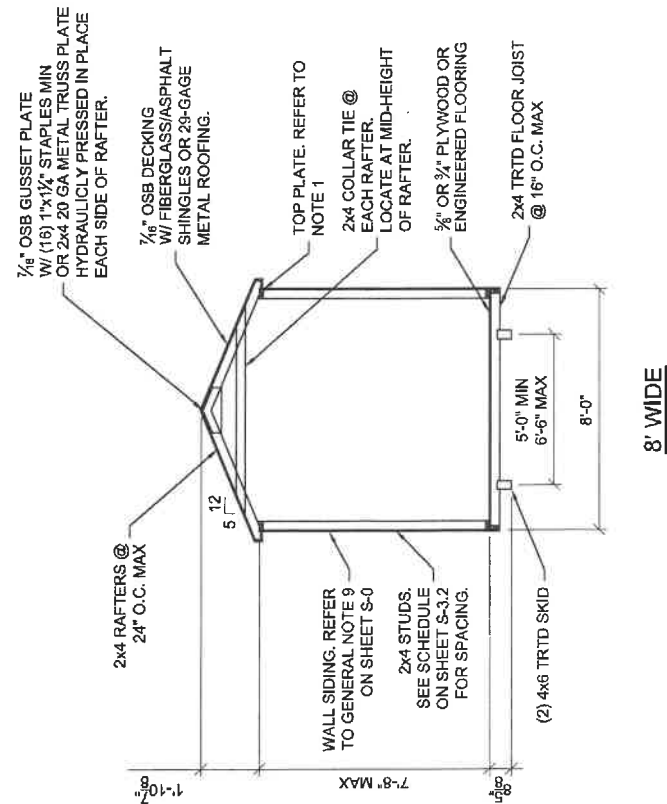
CHECKED BY: KLN

REVISION: \_\_\_\_\_

SHEET NUMBER  
**S-21**

SCALE: NONE





## BUILDING SECTIONS

NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.  
2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO CENTER SPACING IS WITHIN THE MAXMIN SPACING STATED.  
3. 2X6 FRAMING MAY BE SUBSTITUTED FOR THE 2X4 FRAMING SHOWN. THE SPACING OF THE 2X6 FRAMING SHALL BE AS SHOWN FOR THE 2X4.

UTILITY SHED--SOUTH CAROLINA--WIND=150 MPH--IBC 2021



12-14-22



SHEET NUMBER

5-3-0

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

PROJECT NO:

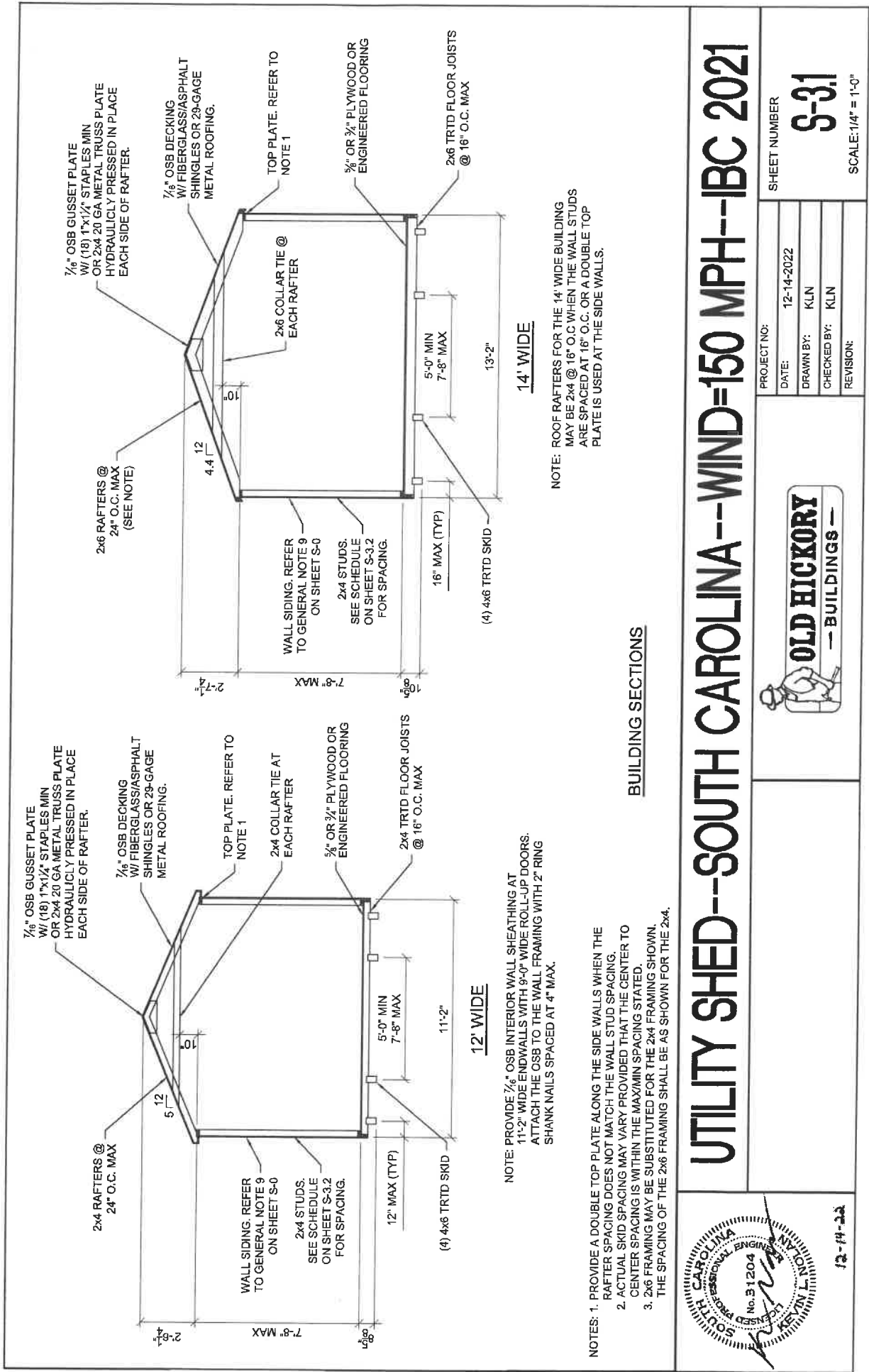
**12-14-2022**

KLN

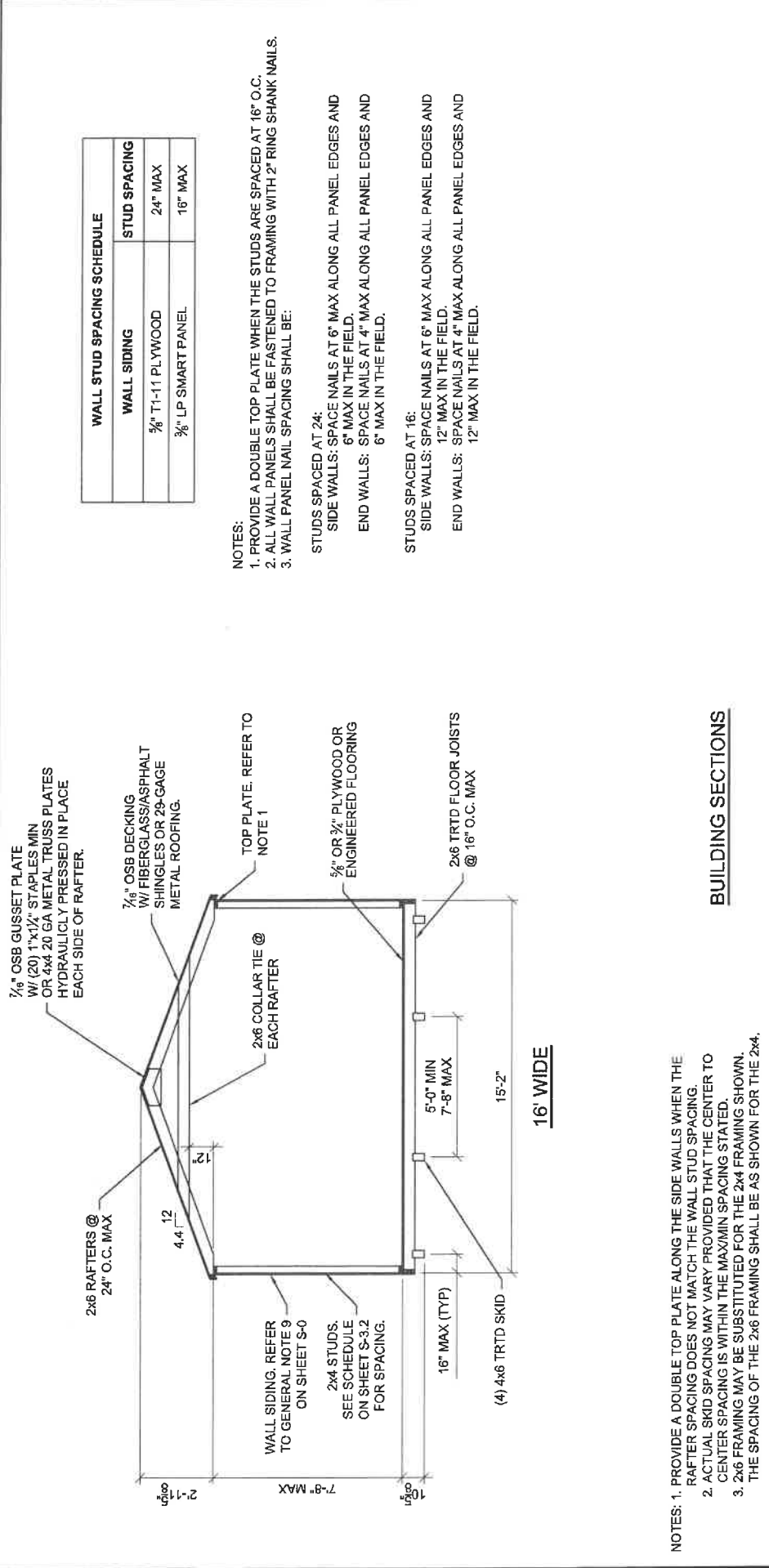
Y: KLN

REVISION:









12-14-2021

# UTILITY SHED---SOUTH CAROLINA---WIND=150 MPH---IBC 2021

PROJECT NO:

DATE: 12-14-2022

DRAWN BY: KLN

CHECKED BY: KLN

REVISION:

SHEET NUMBER

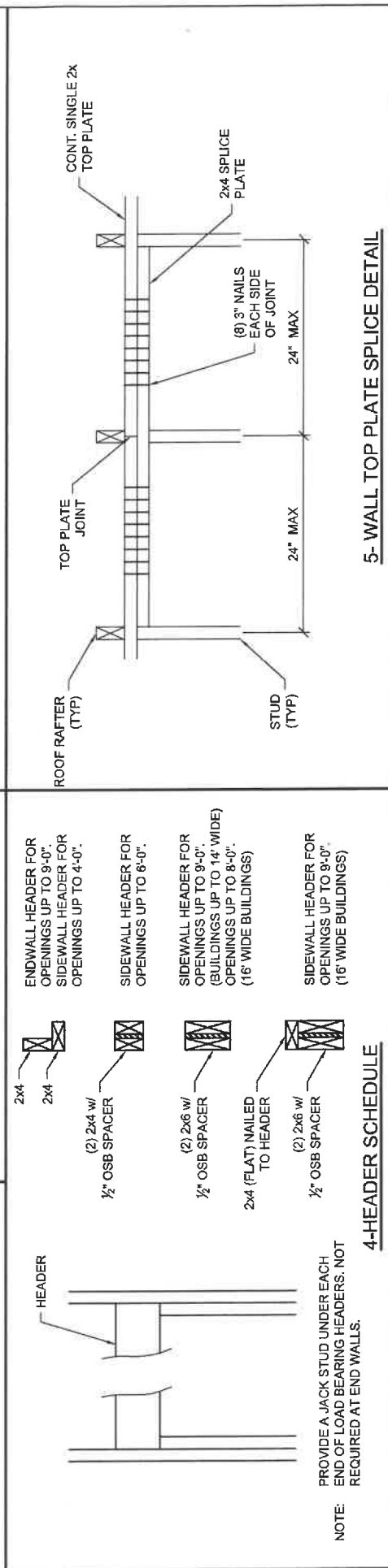
**S-32**

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









|                                                                                     |             |            |
|-------------------------------------------------------------------------------------|-------------|------------|
|  | PROJECT NO: |            |
|                                                                                     | DATE:       | 12-14-2022 |
|                                                                                     | DRAWN BY:   | KLN        |
|                                                                                     | CHECKED BY: | KLN        |
|                                                                                     | REVISION:   |            |









Old Hickory Buildings of Georgetown

FEB 12 AT 9:51 PM [globe icon]

Boost post











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  
(843) 545-4010

## **CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD**

**MEETING DATE:** May 4, 2026

**AGENDA ITEM:** ARB-2026-0014 - **Request: New Construction.** Request to establish a new accessory structure for a residential property located at 513 Prince St. (TMS#: 05-0030-214-00-00), within the High Density Residential (R4) Zoning District and the Historic Buildings (HB) District.

**CURRENT STATUS:**

1. The property is owned by Patricia Diane Stewart and Sam Clyde Harrelson Jr.
2. The property is zoned High Density Residential (R4) (*Reference Item 1*).
3. The property is within the Historic Buildings Design Overlay District (*Reference Item 1*).
4. The 2040 Comprehensive Plan shows this property as Historic District Residential (*Reference Item 2*).
5. This property is within an AE 10 flood zone (*Reference Item 3*).
  - a. The location of the proposed shed is within a shaded X flood zone, no flood codes would apply.
6. The intended use of the property is single-family residential.

**POINTS TO CONSIDER:**

1. This property does contribute to the Historic District (*Reference Item 1*).
2. If approved, a building permit, a copy of the COA, and applicable fees are required to be submitted to the building department prior to any construction or alterations.

**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**

#### **2012.3 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 noncontributing 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.
- (9)** New garages and outbuildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color, and detail to the primary dwelling and should relate to similar secondary buildings along the block.
- (10)** Materials used for new garages and outbuildings should reflect historical development of the property. Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding are not sufficiently durable for exterior use and are not appropriate.
- (11)** New outbuildings should be added in traditional locations such as along rear or side lot lines or in rear yards not readily visible from the public right-of-way.
- (12)** The spacing and size of window and door openings in a new garage or outbuilding should be consistent with the historical development of the property and similar to their historic counterparts within the streetscape or historic district, as should the proportion of window to wall space.
- (13)** Metal garage doors with a paneled design may be appropriate. These doors can be used on garages that are located at the back of the lot and are minimally visible from the street or public right-of-way. If the garage and garage doors are highly visible from a public street or located on a corner lot, install solid wood or wood garage doors with a paneled design.



- (14) At double garages, two single garage doors rather than one larger, double door shall be installed. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary dwelling.
- (15) Prefabricated storage units less than six feet in height may be appropriate for back yards if not visible from the public right-of-way. Prefabricated carports and sheds are not permitted.
- (16) The appearance and location of a new outbuilding should be based on the appearance of the historic outbuilding if such existed. Use historic photographs and other documentation such as Sanborn Fire Insurance maps for guidance as to size and location of a previous outbuilding on the property.
- (17) If documentation of a historical outbuilding at the site is not available, the size, design, and location of a new outbuilding should be in keeping with other outbuildings in the block and historic district and complement the design of the main structure.
- (18) If mechanical equipment, skylights, or solar panels are placed on the roof of a garage or other outbuilding, they should be set back or screened so that they are not readily visible from the public right-of-way.
- (19) The installation or erection of ancillary outdoor features will be considered if located in rear or side yards, of a scale appropriate for the location, built with materials traditionally found in the historic district such as wood or brick, and such features complement the architectural design of the dwelling or main building and other improvements on the property and adjacent properties. In some instances, a readily visible ancillary outdoor feature may be required to be adequately screened to lessen its visual impact.
- (20) New carports should be located at the rear of dwellings and not visible. Carport designs with flat roofs and metal support columns and are not compatible with historic building designs. Carports imitative of porte-cocheres (drive-thru wings on historic dwellings) with wood or brick columns, flat roofs, and wood construction may be added to sides of dwellings visible from the street. Carports should be reflective of the architecture of the house and not detract from the dwelling's original design.

## **APPLICABLE ZONING CODES:**

### **403.4 R4 District (High Density Residential)**

It is the intent of this district to provide areas for high density residential development and open areas where similar development is likely to occur. Limited professional services are permitted in the district provided that they meet applicable standards and are limited so as not to encourage general business activity. In order to achieve the intent of the R4 District as shown on the Zoning Map of the City of Georgetown, South Carolina.

### **404.3 HB District (Historic Buildings)**

It is the intent of this district to protect, preserve and enhance the distinctive architectural and cultural heritage of the City of Georgetown as part of the educational and patriotic heritage of future generations, promote the cultural, economic and general welfare of the people of the City of Georgetown, foster civic pride, encourage harmonious, orderly and efficient growth and development of the City of Georgetown, to strengthen the local economy, and improve property values. It is the hope of the City that by encouraging a general harmony of style, form, proportion and material between buildings of historic design and those of contemporary design, the City's historic building district will continue to be a distinctive aspect of the City and will serve as visible reminders of the significant historical and cultural heritage of the City of Georgetown and the State of South Carolina. No building permit for construction, alteration, repair, moving, or demolition to be carried on within the district shall be issued by the Zoning Administrator until it is submitted to the Board of Architectural Review for its approval. (Ord. of 8-17-2000, § 1)

### **802 Accessory Use, Building, Structure.**



No accessory building, structure or use in any district shall be established, erected, or maintained without a principal use or without a permit. Accessory uses, buildings and structures shall not be located forward of the principal structure.

### **802.1 General Provisions.**

All zoning districts shall limit cumulative area of accessory uses, buildings and structures to 10% of the gross square footage of the parcel. A site plan shall be approved by the Zoning Administrator and a permit shall be required.

**802.101** Pools shall not count towards the maximum number of accessory structures but shall count towards maximum gross square footage and shall adhere to setbacks and separation requirements.

**802.102** Commercial Shipping Containers shall only be utilized for Temporary Storage purposes.

**802.103** Temporary storage units shall require a permit, shall not remain on-site for more than 30 days, must be placed out of view from the public right-of-way, and shall be securely anchored. Successive or repeated permits for temporary storage units intended to extend occupancy beyond the 30-day limit shall not be permitted.

### **802.2 Residential Properties.**

Each accessory use, building or structure shall be separated at least six (6) feet from any other building, structure, use or property line.

**802.201** Accessory uses, buildings, and structures in residential zoning districts shall be limited to three (3) per parcel and shall be no more than 20 feet in height.

**802.202** The establishment of any accessory building or structure shall not result in accessory uses, buildings, and structures exceeding 2,500 square feet in total.

**802.203** No one accessory use, building, or structure in a residential zoning district shall exceed the size of the primary accessory use, building or structure.

**802.204** Additions attached to the primary structure via a conditioned walkway, as well as attached decks, carports and garages (open-air or enclosed) shall not be considered accessory structures and must comply with setback requirements as defined in Article V: Area, Yard, and Height Requirements for the applicable zoning district.

**802.205** Buildings or structures either entirely detached or attached via a non-conditioned walkway are to be considered accessory structures.

### **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)*

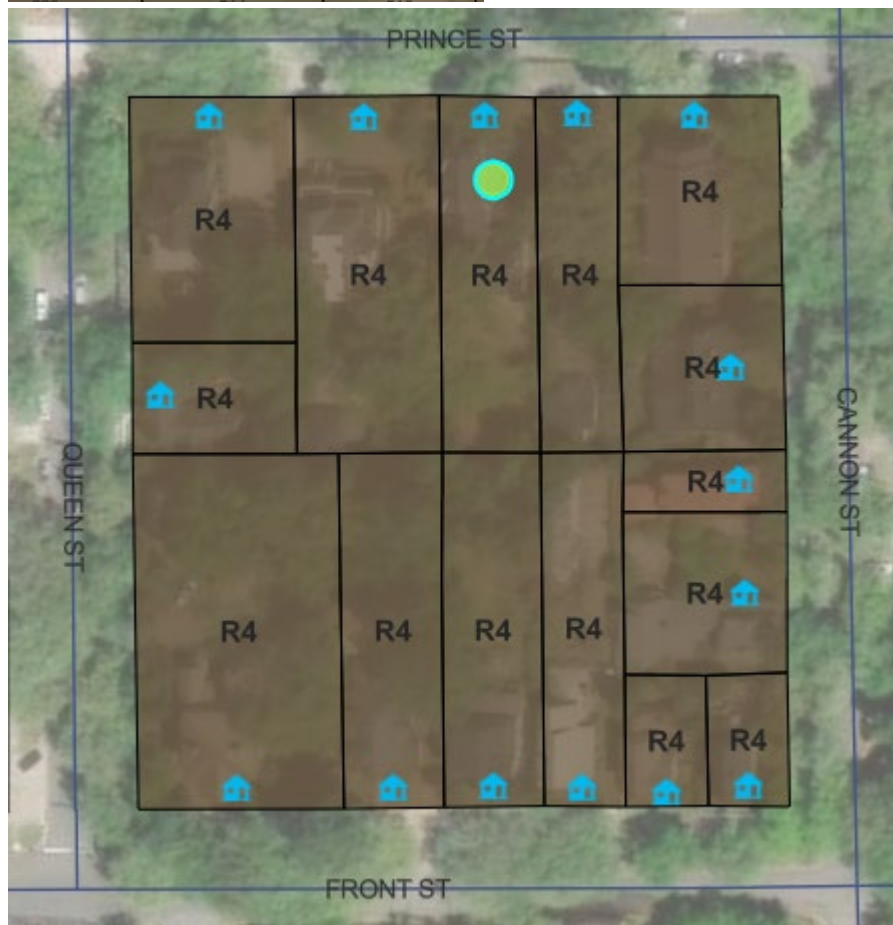
### **REFERENCE MATERIALS**



**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             | <u>AE</u>    |
| Coastal A zone         | <u>No</u>    |
| Supplemental Coastal A | No           |
| In Floodway            | No           |
| In CBRS                | No           |
| In OPA                 | No           |
| Base Flood Elevation   | <u>10.0'</u> |
| Design Flood Elevation | <u>12.0'</u> |



**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 / 191-0127  
Status County No Site No  
Quad Name: Georgetown South  
Tax Map No.: 05-0030-214-00-00

***Intensive Documentation Form***

**Identification**

Historic Name: Withers, Francis, House

Common Name:

Address/Location: 513 Prince 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 # 22.

Other Designation:

**Property Description**

Construction Date: 1760

Commercial Form:

Stories: 2 1/2 stories

Alteration Date: 1974

Historic Core Shape: rectangular

***Roof Features***

Shape: hip

Materials: composition shingle

***Porch Features***

Porch Width: full facade

Shape: shed

Construction Method: frame

Exterior Walls: beaded weatherboard

Foundation: brick pier with fill

Significant Architectural Features: Georgetown Single House: 9/9 sash, 2 interior chimneys, single-leaf door with transom, chamfered posts with slat balusters.

Alterations:

1974: beaded weatherboard siding mostly replaced with in-kind materials, hipped dormers added, 1-story hipped addition at left elevation using a part of the once detached kitchen with interior chimney, large gable dormer added at rear elevation.

Architect(s)/Builder(s):



Historical Information

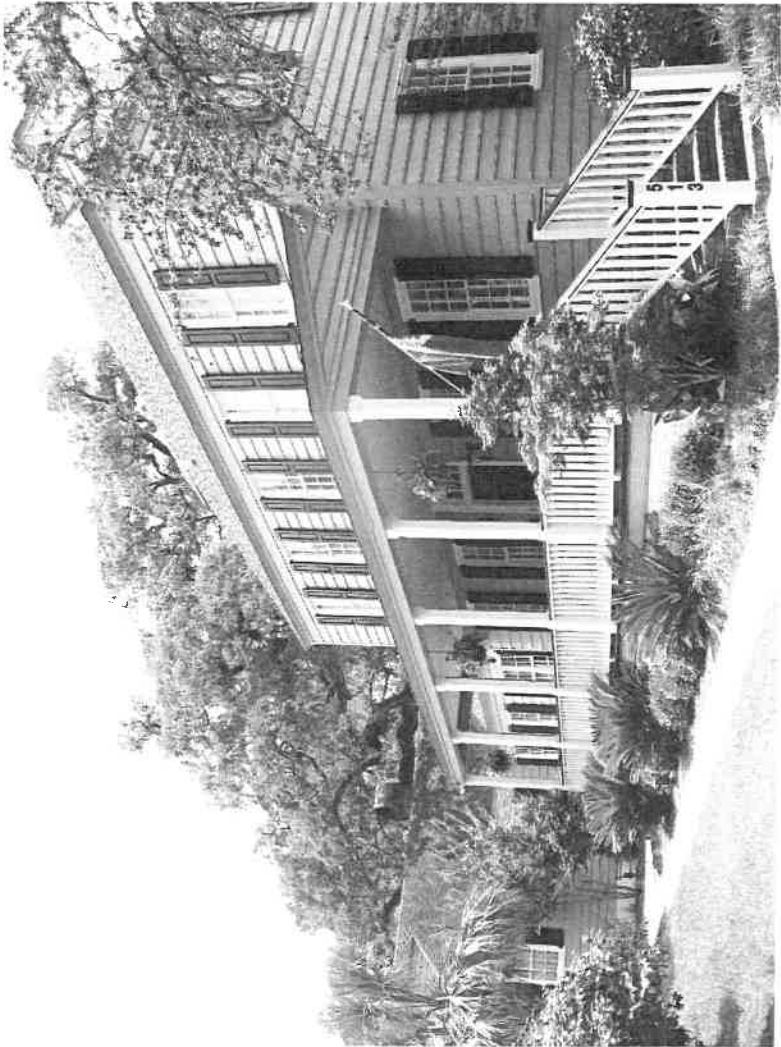
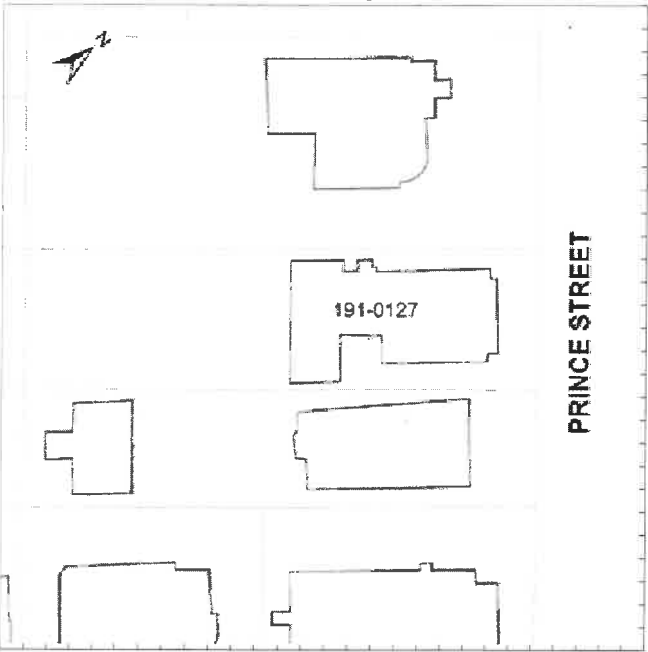
Historical Information: Early house owned by Francis Withers at his death in 1847 and willed as a residence for the Methodist mission preacher who served the slaves at Wither's Friendfield Plantation. Remained in the Withers estate as late as 1872. Sold to James Congdon in 1881 and remained in the Congdon-Donaldson Family until 1861.

Source of Information: "A Guide to the City of Georgetown Historic District" (Georgetown Historical Society, rev. ed. 1995), p. 36-37.

Photographs

|          |          |                                        |
|----------|----------|----------------------------------------|
| Roll No. | Neg. No. | View of                                |
|          |          | Rear and Side Elevations, Looking S    |
|          |          | Façade and Side Elevations, Looking SW |
|          |          | Façade and Side Elevations, Looking W  |

Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)  
Date Recorded: 6/22/2010



191-0127: 513 Prince Street









Date Filed: 4/9/26**ARB Request Form**Appeal #: ARB-2026-0014**Description of Request:**

12'X16' STORAGE ROOM/BUILDING  
WITH AN ATTACHED 10' CARPORT ON ONE  
SIDE.

**List of materials to be used:**

See ATTACHED MATERIALS LIST. doors: wood  
Windows: PVC (not vinyl)  
Siding: hardie board plank siding with drip rail  
roofing: asphalt shingles to match home

In addition to this application, the following supporting materials have been submitted.

- site plan
- elevations
- list of materials

**I certify that all the information included within this application is accurate and true:**

Signature:

Date:



4/9/26

**FOR OFFICE USE ONLY**

Appeal Number:

Applicable fee:

ARB-2026-0014

\$200

Date Received:

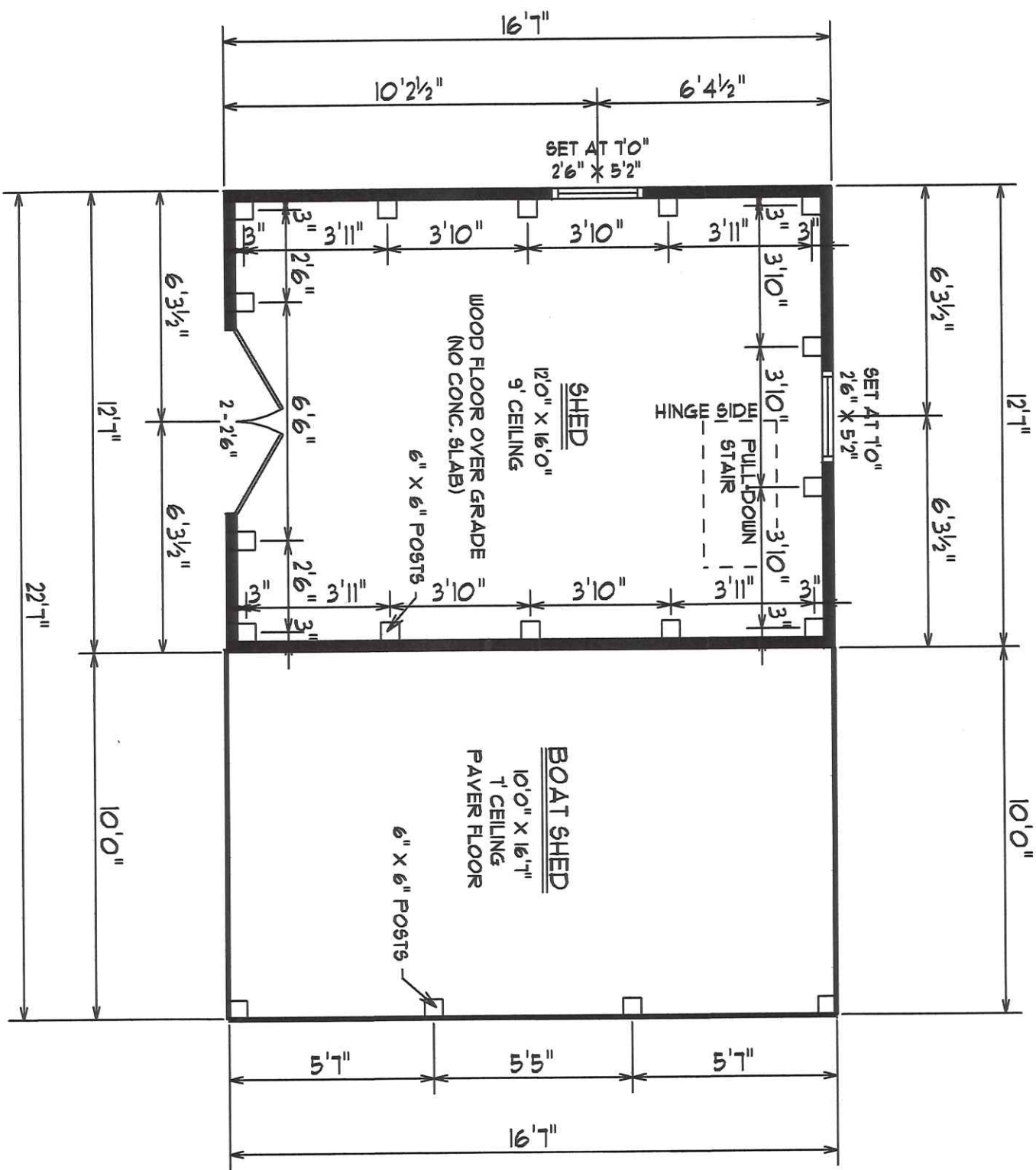
Meeting Date:

4/9/26 (I was out of the office on the  
submittal deadline)

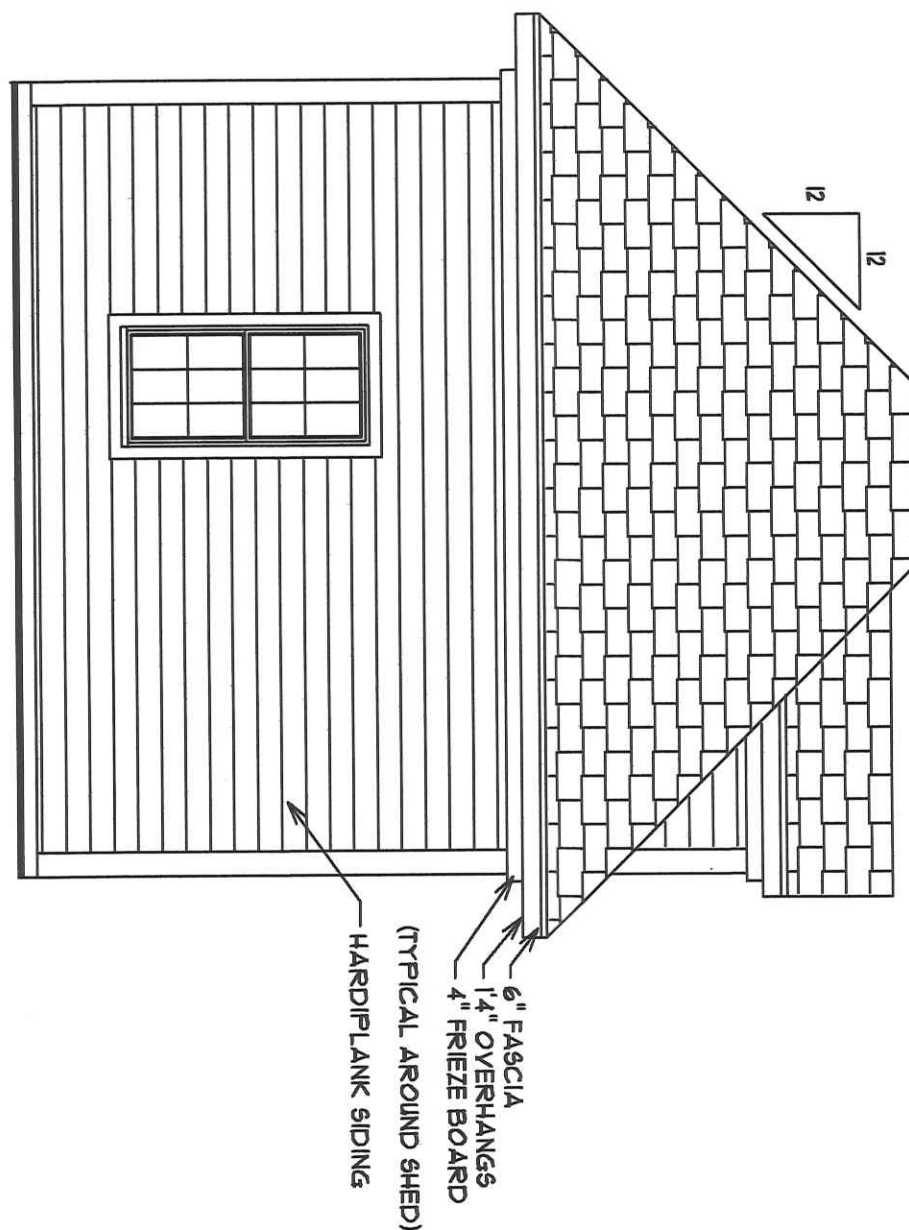
May 4, 2026

**Code Compliance****Building Code:****Flood Code:****Zoning Code:****Notes:**

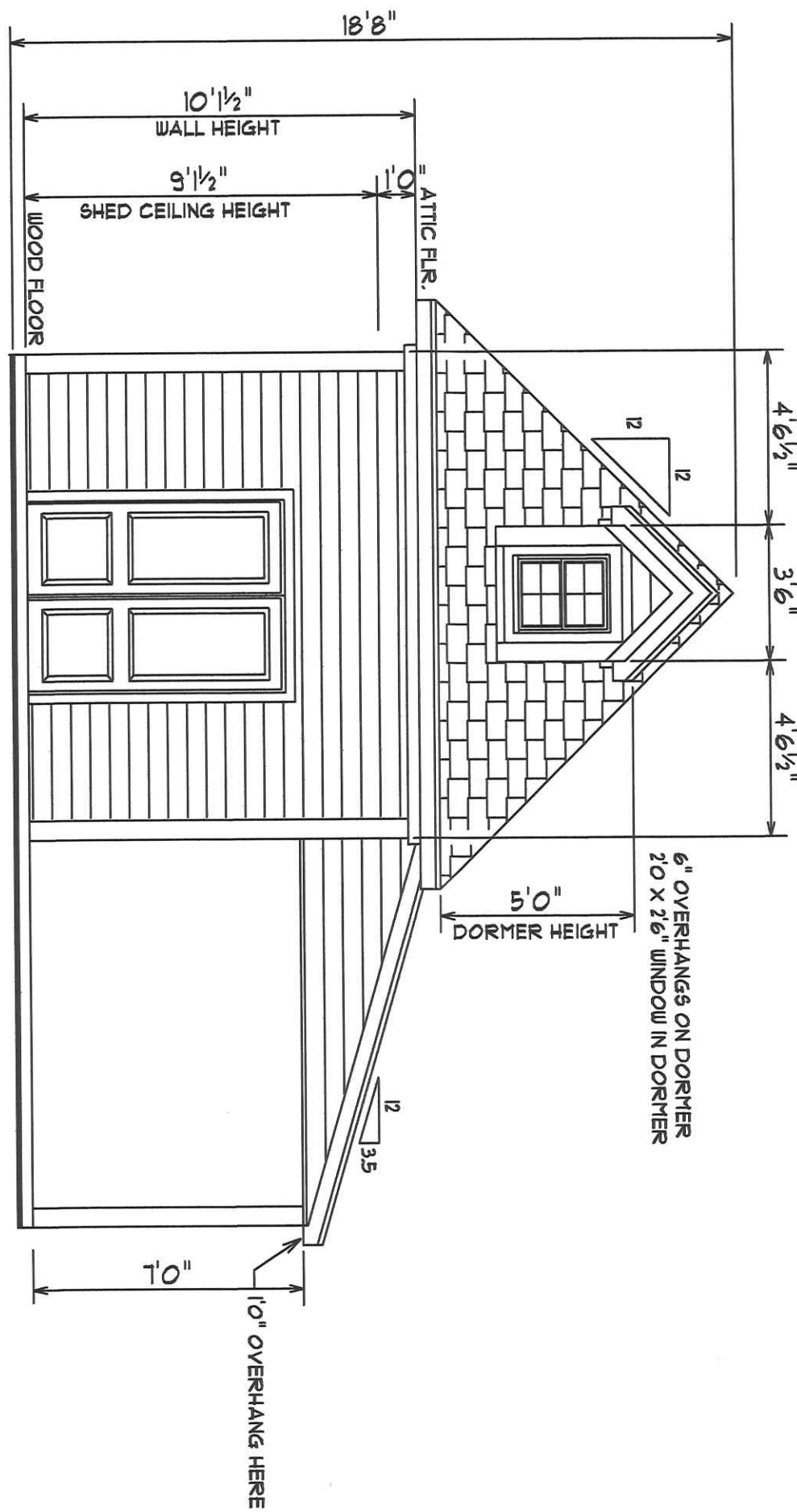




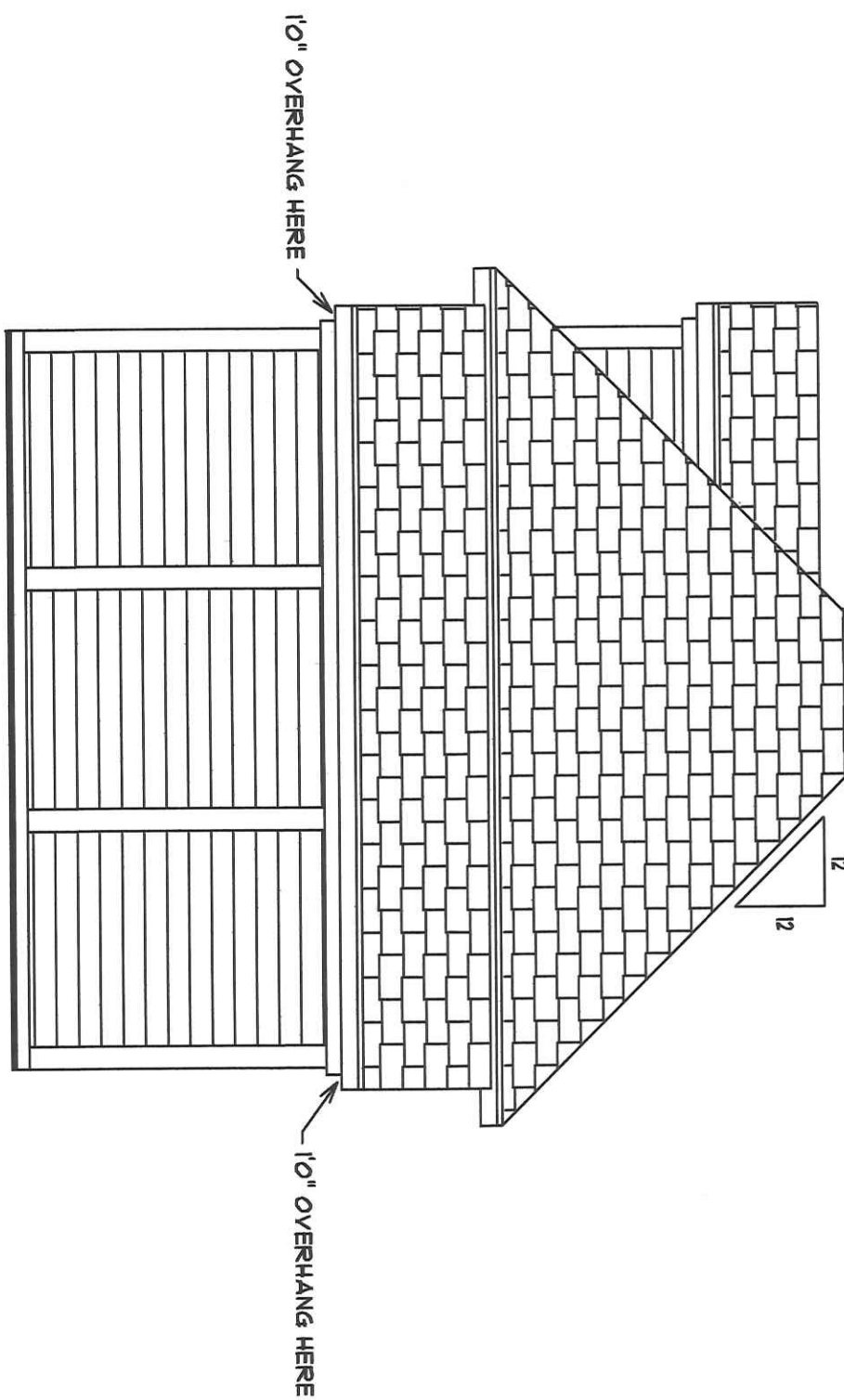
LEFT ELEVATION



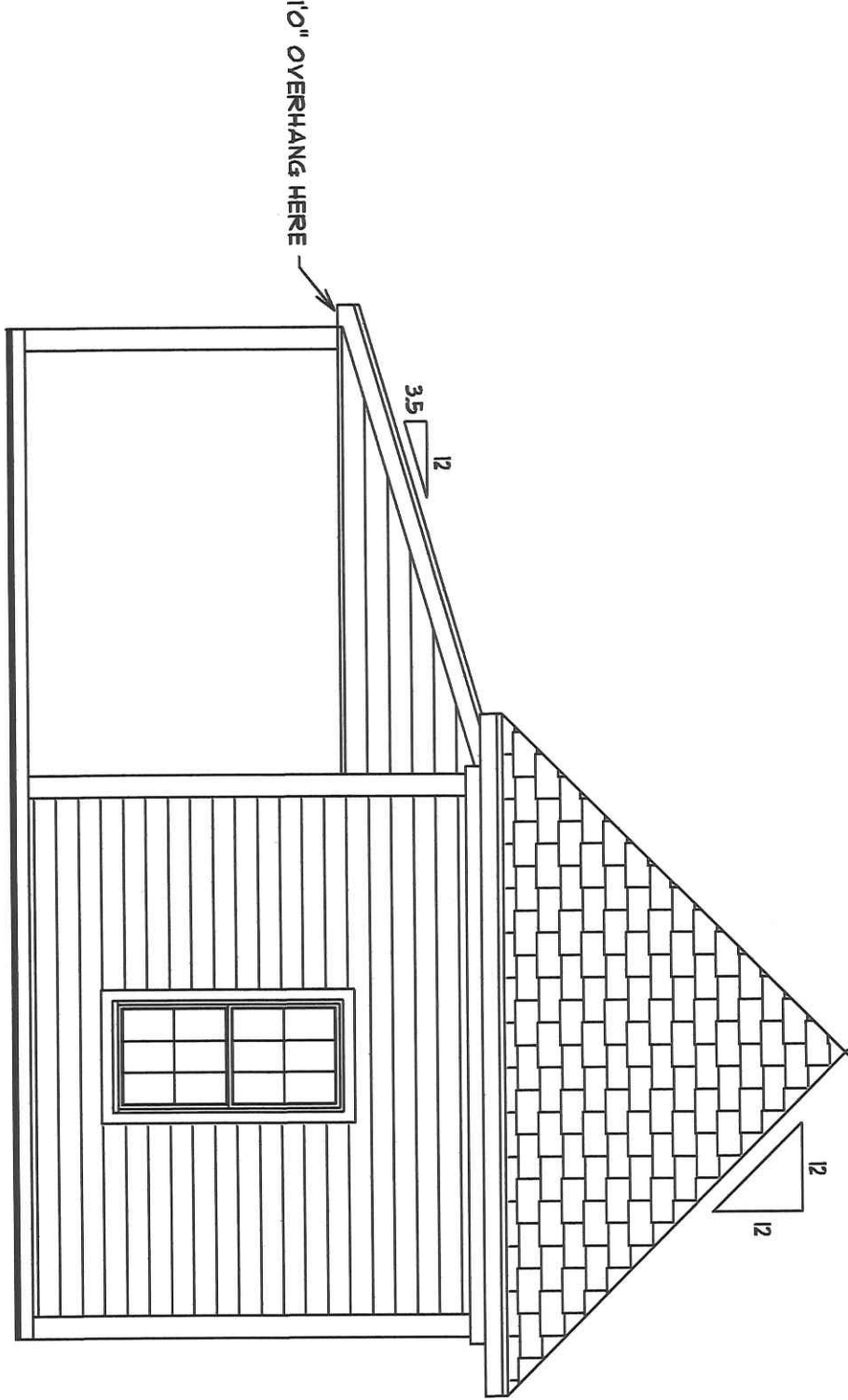
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



## HARRELSON/STEWART SHED

SQUARE FOOTAGE:  
SHED 209  
BOAT SHED 166

JOB LOCATION:  
513 PRINCE STREET  
GEORGETOWN, SC

SHEET #1

SHED PLANS

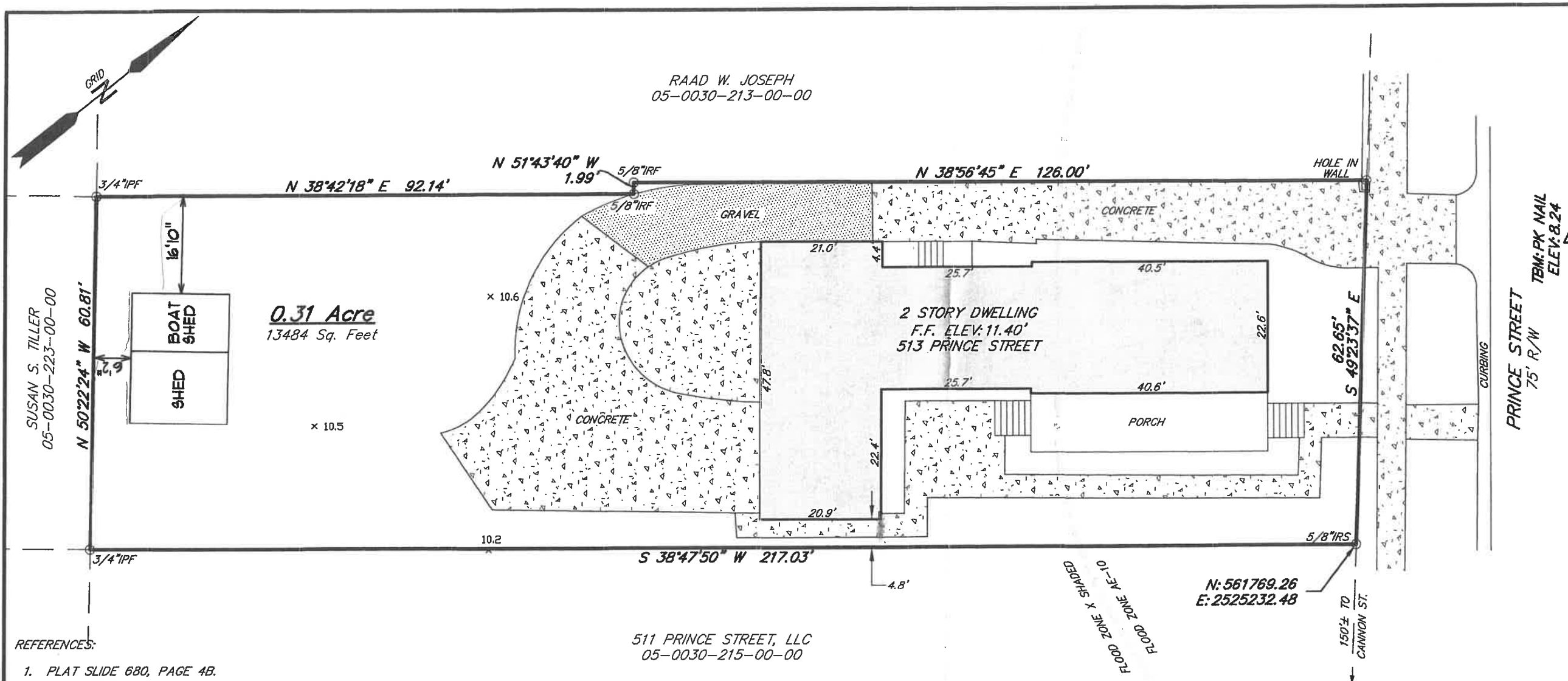
DATE 3/6/26

SCALE: 1/4" = 1'0"



PAULA BURGIN  
1341 CROOKED OAK DRIVE  
PAWLEYS ISLAND, SC 29585  
O: (843) 879 - 5500  
C: (843) 283 - 3113  
BURGINPAULA@AOL.COM





- REFERENCES:
1. PLAT SLIDE 680, PAGE 4B.
  2. RECORD BOOK 4645, PAGE 334.
  3. GEORGETOWN COUNTY TAX MAP 05-0030-214-00-00.
- NOTES:
1. FLOOD ZONES SHOWN PER F.I.R.M. COMMUNITY PANEL 45043C 0485 G, REVISED 05/09/2023.
  2. OWNER OF RECORD: **SAM HARRISON**  
PATRICIA D. STEWART  
513 PRINCE STREET  
GEORGETOWN, SC 29440
  3. ZONED: R4  
BUILDING SETBACKS: FRONT = 25'  
SIDE = 8'  
REAR = 10'
- \* SETBACKS TO BE VERIFIED BY GEORGETOWN COUNTY (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARB).

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 RECERTIFICATION BY PARKER LAND SURVEYING, LLC.
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.

**PLS**

PARKER LAND SURVEYING, LLC  
400 CHURCH STREET  
GEORGETOWN, SC 29440  
PHONE: (843)-485-4405

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

**GREGORY F. CUNNINGHAM**  
SURVEYOR  
No. 2984  
S.C.P.L.S. No. 17924

SOUTH CAROLINA  
PARKER LAND SURVEYING, LLC  
No. C03814  
CERTIFICATE OF AUTHORIZATION

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 680, PAGE 4B.

0 10 20 30 40 60  
ONE INCH = 20'

**AS-BU.**  
OF A 0.31  
PRINC  
SURV.  
**SAM HARRISON**  
**PATRICIA**  
LOCATED IN THE  
GEORGETOWN CO.  
DATE: OCT





Dawson Lumber  
4340 S. Fraser St.  
Georgetown, SC 29440  
Phone: 843-546-8596

# Quotation

Quote No **6843**  
Quote Date **03/20/2026**  
Expiration Date 03/30/2026  
Customer 003442  
Contact Name Art Johnson  
Contact Number 843-503-4754  
Job  
Your Ref 513 PRINCE  
Delivery By 03/20/26  
Taken By KC Connelly  
Sales Rep KC Connelly

Invoice Address  
Art Johnson  
2615 Beaty Street  
Georgetown, SC, 29440

Delivery Address  
Art Johnson  
513 PRINCE STREET  
GEORGETOWN, South Carolina,  
29440

KEVIN CONNELLY  
DAWSON LUMBER



Page 1 of 2

| Special Instructions |                   |                                                 | Notes       |          |     |          |
|----------------------|-------------------|-------------------------------------------------|-------------|----------|-----|----------|
|                      |                   |                                                 |             |          |     |          |
| Line                 | Product Code      | Description                                     | Qty/Footage | Price    | UOM | Total    |
| 1                    |                   | WINDOWS                                         |             |          |     |          |
| 2                    | zz_SOWINDOWS_1167 | DOUBLE HUNG ALUMINUM CLAD WOOD                  | 1 ea        | 4,572.53 | ea  | 4,572.53 |
| 3                    |                   | End of WINDOWS                                  |             |          |     | 4,572.53 |
| 4                    |                   | FLOOR FRAMING                                   |             |          |     |          |
| 5                    | 6616TA            | 6X6X16' TR. #1 GC                               | 18 ea       | 58.21    | ea  | 1,047.78 |
| 6                    | LC8               | LONGLEAF CONCRETE 80# (42 PAL)                  | 36 ea       | 8.44     | ea  | 303.84   |
| 7                    | PAL               | PALLET                                          | 1 ea        | 26.82    | ea  | 26.82    |
| 8                    |                   | -RETURN "PAL" FOR CREDIT                        |             |          |     |          |
| 9                    | 21020TA           | 2X10X20' TREATED #1 GC                          | 4 ea        | 39.04    | ea  | 156.16   |
| 10                   | 21014TA           | 2X10X14' TREATED #2 GC                          | 2 ea        | 21.48    | ea  | 42.96    |
| 11                   | 2814TA            | 2X8X14' TREATED #2 PRIME GC                     | 12 ea       | 17.71    | ea  | 212.52   |
| 12                   |                   | End of FLOOR FRAMING                            |             |          |     | 1,790.08 |
| 13                   |                   | WALL FRAMING                                    |             |          |     |          |
| 14                   | 16907             | LARGE SUBFLOOR ADHESIVE 28OZ TUBE               | 2 ea        | 7.99     | ea  | 15.98    |
| 15                   | 34AVT             | 3/4" ADVANTECH T&G SUBFLOOR                     | 7 ea        | 36.77    | ea  | 257.39   |
| 16                   | 2616P             | 2X6X16' #1 PRIME YELLOW PINE                    | 30 ea       | 11.39    | ea  | 341.70   |
| 17                   | 26116s            | 2X6X116-5/8" #2 & BTR SPRUCE STUD               | 60 ea       | 7.97     | ea  | 478.20   |
| 18                   | 2812P             | 2X8X12' #1 YELLOW PINE                          | 2 ea        | 9.60     | ea  | 19.20    |
| 19                   | 2816P             | 2X8X16' #2 PRIME YELLOW PINE                    | 1 ea        | 13.92    | ea  | 13.92    |
| 20                   | 12CD              | 15/32" CDX PLYWOOD                              | 22 ea       | 26.30    | ea  | 578.60   |
| 21                   | 9150HWR           | 9X150 HOUSEWRAP PERMA R (Dawson Lumber LOGO)    | 1 ea        | 64.58    | ea  | 64.58    |
| 22                   | CS16              | QUICK TIE GALVANIZED COIL STRAP 150' ROLL 16GA. | 1 ea        | 136.36   | ea  | 136.36   |
| 23                   |                   | End of WALL FRAMING                             |             |          |     | 1,905.93 |
| 24                   |                   | CEILING FRAMING                                 |             |          |     |          |
| 25                   | 2814P             | 2X8X14' #2 PRIME YELLOW PINE                    | 12 ea       | 10.86    | ea  | 130.32   |
| 26                   | 34AVT             | 3/4" ADVANTECH T&G SUBFLOOR                     | 7 ea        | 36.77    | ea  | 257.39   |
| 27                   |                   | End of CEILING FRAMING                          |             |          |     | 387.71   |
| 28                   |                   | RAFTER/ROOF FRAMING                             |             |          |     |          |
| 29                   | 2812P             | 2X8X12' #1 YELLOW PINE                          | 30 ea       | 9.60     | ea  | 288.00   |
| 30                   | 2810P             | 2X8X10' #2 PRIME YELLOW PINE                    | 14 ea       | 8.57     | ea  | 119.98   |

Subject to our terms and conditions of sale. Further copies available on request.





**Dawson Lumber**  
4340 S. Fraser St.  
Georgetown, SC 29440  
Phone: 843-546-8596

# Quotation

**Quote No** 6843  
**Quote Date** 03/20/2026  
**Expiration Date** 03/30/2026  
**Customer** 003442  
**Contact Name** Art Johnson  
**Contact Number** 843-503-4754  
**Job**  
**Your Ref** 513 PRINCE  
**Delivery** By 03/20/26  
**Taken By** KC Connelly  
**Sales Rep** KC Connelly

**Invoice Address** - NO VINYL  
Art Johnson  
2615 Beaty Street  
Georgetown, SC, 29440

**Delivery Address**  
Art Johnson  
513 PRINCE STREET  
GEORGETOWN, South Carolina,  
29440

\* KEVIN WILL  
INSPECT TO INSURE  
ROOF SHINGLES ARE  
THE RIGHT PATTERN.

- \$1800 for copper drip  
- COPPER METALIC #18 A Piece  
16'6"

Page 2 of 2

| Line | Product Code | Description                                                  | Qty/Footage | Price  | UOM | Total    |
|------|--------------|--------------------------------------------------------------|-------------|--------|-----|----------|
| 31   | 21020P       | 2X10X20' #2 YELLOW PINE                                      | 1 ea        | 20.22  | ea  | 20.22    |
| 32   | 9LVL20       | 1-3/4"x9-1/4"X20' LVL                                        | 1 ea        | 5.95   | lf  | 119.00   |
| 33   |              | End of RAFTER/ROOF FRAMING                                   |             |        |     | 547.20   |
| 34   |              | ROOFING                                                      |             |        |     |          |
| 35   | 58CD         | 5/8" CDX PLYWOOD                                             | 30 ea       | 28.23  | ea  | 846.90   |
| 36   | 58PC         | 5/8" PLYWOOD CLIPS SIMPSON 250 PER BOX -<br>SELL BY BOX ONLY | 1 ea        | 22.46  | ea  | 22.46    |
| 37   | SFT          | SYNTHETIC PROFELT Pro 20 10SQ DAWSON<br>LOGO                 | 1 ea        | 47.25  | ea  | 47.25    |
| 38   | SH30B        | TAMKO HERITAGE ARCH. SHINGLE RUSTIC<br>BLACK PER. BUNDLE     | 30 ea       | 35.41  | ea  | 1,062.30 |
| 39   | REW          | ALSCO F5 DRIP EDGE WHITE copper?                             | 12 ea       | 10.91  | ea  | 130.92   |
| 40   | HR           | HIP AND RIDGE TAMKO 33'                                      | 1 ea        | 82.35  | ea  | 82.35    |
| 41   | STARTER      | TAMKO STARTER 10" WIDE 100' PER BUNDLE                       | 1 ea        | 57.53  | ea  | 57.53    |
| 42   |              | End of ROOFING                                               |             |        |     | 2,249.71 |
| 43   |              | EXTERIOR SIDING                                              |             |        |     |          |
| 44   | zz_SOBC_0554 | 5/4" X 4" X 12' WHITE HARDIE                                 | 20 ea       | 24.85  | ea  | 497.00   |
| 45   | zz_SOBC_0555 | 4/4" X 6" X 12' WHITE HARDIE                                 | 10 ea       | 31.72  | ea  | 317.20   |
| 46   | zz_SOBC_0556 | 4/4" X 8" X 12' WHITE HARDIE (POST WRAP)                     | 16 ea       | 41.81  | ea  | 668.96   |
| 47   | zz_SOBC_0557 | 1/4" X 16" X 12' WHITE HARDIE NON-VENTED<br>SOFFIT           | 6 ea        | 47.04  | ea  | 282.24   |
| 48   | zz_SOBC_0558 | 1/4" X 12" X 12' WHITE HARDIE NON-VENTED<br>SOFFIT           | 4 ea        | 35.29  | ea  | 141.16   |
| 49   | zz_SOBC_0559 | 5/16" X 8" X 12' HARDIE SMOOTH PRE PAINTED<br>COBBLESTONE    | 100 ea      | 20.74  | ea  | 2,074.00 |
| 50   |              | --OR                                                         |             |        |     |          |
| 51   | 8HSB         | 5/16X8-1/4"X12' HARDIE SMOOTH WITH "BEAD"<br>LAP SIDING      | 100 ea      | 20.08  | ea  | 2,008.00 |
| 52   |              | End of EXTERIOR SIDING                                       |             |        |     | 5,988.56 |
| 53   |              | INTERIOR FIRST FLOOR CEILING                                 |             |        |     |          |
| 54   | 1616TGVB     | 1X6X16 T & G V-EDGE/BEAD C&B PINE                            | 32 ea       | 33.85  | ea  | 1,083.20 |
| 55   | DS22         | FAKRO 22.5"X7'10" - 10' ATTIC STAIRS INSULATED               | 1 ea        | 287.40 | ea  | 287.40   |
| 56   |              | End of INTERIOR FIRST FLOOR CEILING                          |             |        |     | 1,370.60 |

By your signature below, you are agreeing to the Terms and Conditions set forth on back or attached.

|                        |                    |
|------------------------|--------------------|
| Total Amount           | \$18,812.32        |
| Sales Tax 7.00%        | \$1,316.86         |
| <b>Quotation Total</b> | <b>\$20,129.18</b> |

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Subject to our terms and conditions of sale. Further copies available on request.