

HISTORIC CHARLESTON FOUNDATION

DESCRIPTION AND UTILIZATION
OF
THE SANBORN MAP

SANBORN MAP COMPANY

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THE KEY TO SYMBOLS

KEY

<p>TILE 1ST BRICK (A) PYROBRICK</p> <p>ADOBE</p> <p>HEIGHT OF BUILDING IN FEET FROM GROUND TO ROOF LINE.</p> <p>(C. BR.)</p> <p>(C. B.)</p> <p>(CONC.)</p> <p>(TILE)</p> <p>NUMBER OF STORIES</p> <p>TWO STORIES AND ROOF COMPOSITION ROOF</p> <p>CHIMNEY ROOF</p> <p>(VENE)</p> <p>BRICK 1ST</p> <p>FRAME, BRICK LINED</p> <p>F=FLAT S=STORE</p> <p>D=DWELLING</p> <p>AINB AUTO. IN STMT</p> <p>LOFT</p> <p>(ASB. CL.)</p> <p>NON COMBUSTIBLE ROOF COVERING OF METAL, SLATE, TILE OR ASBESTOS SHINGLES</p> <p>SKYLIGHT LIGHTING TOP STORY ONLY</p> <p>3 SKYLIGHT LIGHTING THREE STORIES</p> <p>W.G. WIRED GLASS SKYLIGHT</p> <p>WATER TANK</p> <p>BRICK 1ST</p> <p>A.</p> <p>(C. B.)</p> <p>(C. B. & BR.)</p> <p>(C. B. & BR. CONSTN)</p> <p>(C. B. & BR. CONSTN) (BR. FACED)</p> <p>(C. B. & BR. CONSTN)</p>	<p>Fire proof construction. (OR FIRE RESISTIVE CONSTN)</p> <p>Adobe building.</p> <p>Stone building.</p> <p>Concrete, lime, cinder or cement brick</p> <p>Hollow concrete or cement block constn</p> <p>Concrete or reinforced concrete constn</p> <p>Tile building.</p> <p>Brick building with frame cornice.</p> <p>" " " stone front. frame side. (DIVIDED BY FRAME PARTITION)</p> <p>Brick veneered building</p> <p>" and frame building.</p> <p>Frame building, brick lined.</p> <p>" " metal clad.</p> <p>Frame building.</p> <p>Iron building.</p> <p>Tenant building occupied by various manufacturing or occupancies</p> <p>Frame building covered with asbestos</p> <p>Brick building with brick or metal cornice.</p> <p>Fire wall 6 inches above roof.</p> <p>" " 12 " " "</p> <p>" " 18 " " "</p> <p>" " 36 " " "</p> <p>Figures 8, 12, 16 indicate thickness of wall in inches.</p> <p>Wall without opening and size in inches.</p> <p>Wall with openings on floors as designated.</p> <p>Opening with single iron or tin clad door.</p> <p>" " double iron " " doors.</p> <p>" " standard fire doors.</p> <p>Openings with wired glass doors.</p> <p>Drive or passage way.</p> <p>Stable.</p> <p>Auto. House or private garage.</p> <p>Solid brick with interior walls of C.B. or C.B. and brick mixed.</p> <p>Mixed construction of C.B. and brick with one wall of solid brick.</p> <p>Mixed construction of C.B. and brick with one wall faced with 4" brick.</p> <p>Mixed construction of C.B. and brick throughout.</p>
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MANHARD ROOF
DOTS REPRESENT OPENINGS.
STEMS INDICATE STORIES,
COUNTING FROM LEFT
TO RIGHT, LOOKING
TOWARD BUILDING.

Window opening in first story.

Window openings in second and third stories.

Window openings in second and fourth stories.

Windows with wired glass.

Windows with iron or tin clad shutters.

Window openings tenth to twenty-second stories.

Open elevator.

Frame enclosed elevator.

" " " with traps.

" " " self closing traps.

Concrete block enclosed elevator with traps.

Tile enclosed elevator with self closing traps.

Brick enclosed elev. with wired glass door.

Width of street (BETWEEN BLOCK LINES, NOT CURB LINES)

Iron chimney

Brick chimney.

Ground elevation.

Vertical steam boiler.

Gasoline tank.

Open under.

Siamese fire dept. connection

Single fire dept. connection

Reference to adjoining page.

Fire engine house, as shown on key map.

Fire pump.

Under page number refers to corresponding page of previous edition.

Water pipes of the High Pressure Fire Service

Water pipes and size in inches.

Water pipes of private supply

House numbers shown nearest to buildings are official or actually up on buildings.

Old house numbers shown furthest from buildings.

THE SANBORN MAP

This booklet has been prepared by the **Sanborn Map Company** in an endeavor to aid you and your staff in the proper utilization of its publications in use in your office in conjunction with duplicates of those maps in the Home Offices of the insurance companies you represent.

It is our belief that a wider and more comprehensive use of the maps will be of material advantage to you and will also improve your contact with the companies represented in your office.

A thorough understanding of the symbols and colors used is essential to obtain the maximum value of our service. We, therefore, have inserted on the following pages two specimen diagrams of typical blocks, together with a detailed description and interpretation of the information contained in these diagrams.

In this small booklet it is impossible to comment upon all the various types of construction encountered in your daily work. Therefore, we have selected a number of the more familiar types of construction so you may more readily understand the narrative description of these diagrams.

It is important in the use of the maps to acquire a practical understanding of our Key to Symbols and, therefore, we have included a small reproduction of this Key which appears in the front of each volume. It describes the various symbols and notations appearing on the risks in the map; through proper application you can readily interpret and visualize all the practical hazards affecting the risk at issue.

It should be remembered that the companies represented in your office have a duplicate copy of your map in their Home Office upon which they note their underwriting liability from your daily reports. They expect you to consult your map in your investigation of risks.

In reporting to your companies a considerable amount of correspondence and questions will be saved, which take both your time and that of your principals, if you accurately identify all risks by referring to their location in our maps. All daily reports should be checked with the map to verify that the description agrees with the information shown in the map.

In reporting risks, the volume, page and block number, together with the house number, should be shown to facilitate underwriting in the Home Office.

Any variation between the map and the application from the assured should be noted in the daily report.

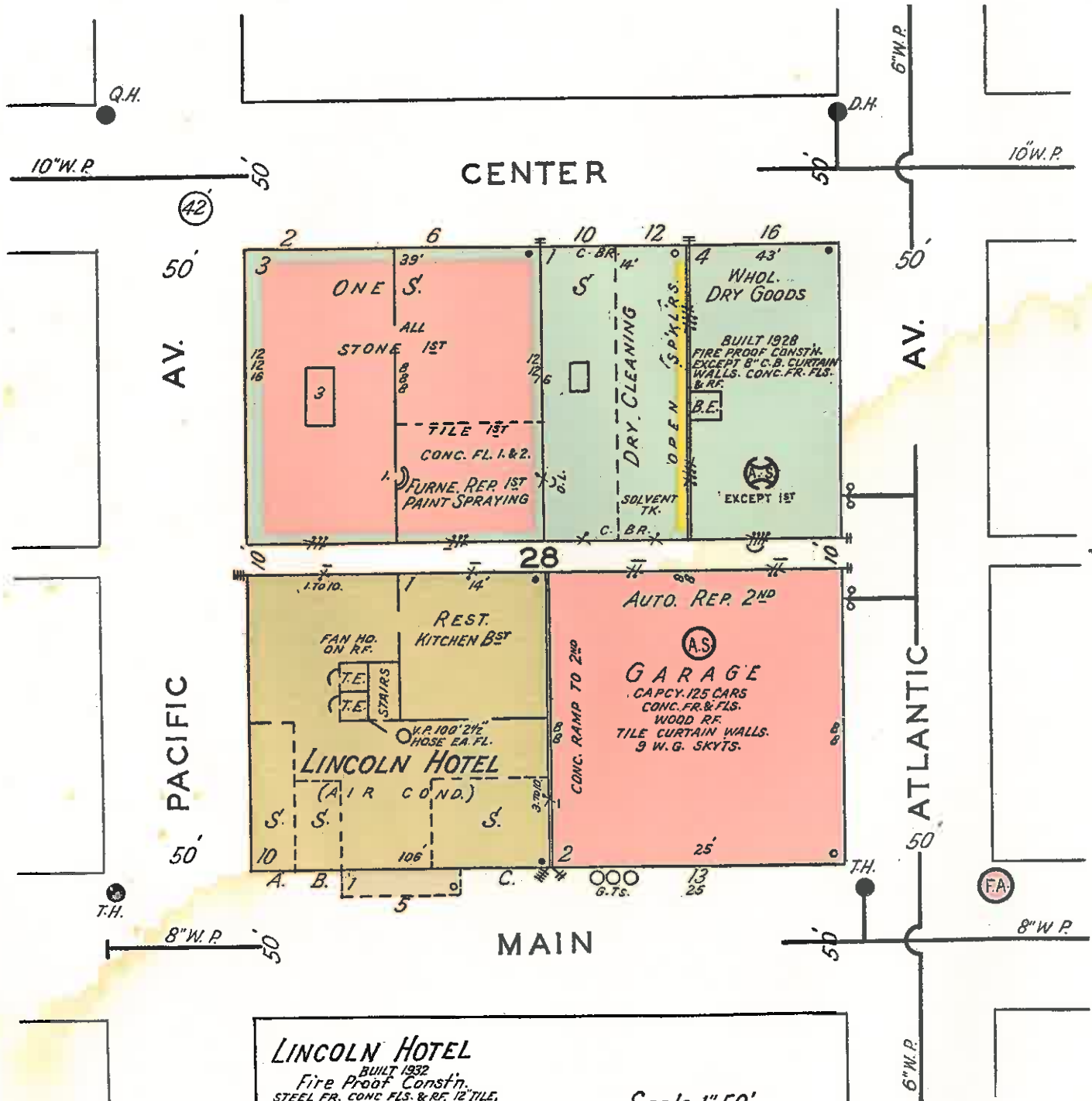
Map references taken from tariff or rate books may be erroneous as changes in the map may have been shown by corrections since the printing of the rate books, resulting in considerable difficulty in identifying the risk.

Maps are kept up to date by correction slips made from periodic field surveys covering all changes since the previous inspection of the territory. It is important that agents' maps be corrected to date to be sure they are identical with the maps held by the Home Office; otherwise confusion will result in visualizing risks.

Our maps have been published from field surveys made by our own engineers on the premises of each property. They are as accurate as possible and, therefore, an intelligent understanding and utilization of them will prove invaluable to you and to the companies whom you represent.

THE SANBORN MAP

DIAGRAM OF A MERCANTILE BLOCK



NARRATIVE DESCRIPTION—MERCANTILE BLOCK

The scale of this illustration is 50' to the inch and the location as to direction is indicated by the meridian in the right margin of the page.

Location: The block is bounded on the North by Center St., East by Atlantic Ave., South by Main St., and West by Pacific Ave.

All thoroughfares are 50' in width as indicated by the figures at the extremity of each street.

This block is elevated 42' above city datum as indicated by the figure in the circle at the intersection of Pacific Ave. and Center St.

The number of the block is 28 as indicated by the prominent figure in the center of the 10' alley which divides the block into equal portions. This number represents the official designation for the block provided by the city or an arbitrary designation supplied by the Sanborn Map Company in the absence of a suitable official number.

Public Fire Protection: On Main St., there is an 8" water main, indicated by lines in the center of the street, which terminates at the west side of the intersection of Pacific Ave. and Main St. The termination or "dead end" is indicated by the short line at the end of and at right angles to the water pipe line. This water main supplies two triple hydrants (three connections) which are indicated by large black dots on the northwest corners of Pacific Ave. and Main St. and Atlantic Ave. and Main St.

On Atlantic Ave., there is a 6" water main which has no connection to either the 8" pipe on Main St. or the 10" pipe on Center St. Its independence is indicated by the semi-circle at the points of intersection.

On Center St., there is a 10" water main, identified as heretofore, which supplies a double hydrant (two connections) on the northwest corner of Center St. and Atlantic Ave., and a quadruple hydrant (four connections) at the northwest corner of Center St. and Pacific Ave.

At the northeast corner of Main St. and Atlantic Ave., there is a fire alarm box as indicated by a circle containing the letters **F. A.** on a red background. This is a municipal box through which a fire may be directly reported to the municipal fire alarm headquarters.

No. 5 MAIN STREET

Size: 100' x 100'.

Occupancy: Hotel building as indicated by the name.

On the first floor in the southwest corner of the building there is a drug store **S**, the extent of which is indicated by a broken line, 50' x 15'. Adjoining this to East is a florist shop **S**, 30' x 51'. At the southeast corner there is a haberdashery **S**, 40' x 30'. In the northeast corner of the building there is a restaurant **Rest.**, 50' x 50', the kitchen for which is located directly underneath in the basement, as indicated.

Construction: With the exception of the 50' x 50' section in the northeast corner, the main part of the building contains ten stories as indicated by the figure in the southwest corner and is 106' in height from the street level to the roof level as indicated by the figure in the center of the Main St. side of the building.

The 50' x 50' section in the northeast corner of the building contains only one story as indicated by the figure in the northwest corner of this section and is 14' in height from the street level to the roof level.

THE SANBORN MAP

This building is of fireproof construction as indicated by the brown color. It was built in 1932 of non-combustible materials as indicated by the construction note in the lower margin of the page. The frame work is steel directly protected by concrete plaster. Floors and roof are of concrete construction. The curtain walls are 12" masonry all floors. The masonry consists of 8" tile blocks faced with 4" standard bricks. All interior partitions throughout are of 4" tile.

The roofs of both sections of this building are covered with composition roofing as indicated by the small black dots in the southeast and northeast corners.

There are two tile enclosed elevator shafts indicated by the 10' x 10' squares in the center of the building inside of which are the letters **T. E.** Directly adjoining the elevators is a tile enclosed stair tower indicated as **Stairs.**

There are windows in all stories from the 3rd to the 10th floor inclusive in the east side of the main section of the building. The existence of windows is indicated by the window symbol with the number of floors indicated thereby. In the rear of both sections of the building there are windows in each story as indicated by the symbols.

Extending from the 1st story on the front of the building is a 10' x 40' iron awning indicated by the grey color and broken line. The roof of this awning is metal as indicated by the open circle.

Fire Protection: In the center of the building is a vertical pipe which extends from the basement to the roof. This is indicated by a small circle with the letters **V. P.** On each floor, there is a hose connection to this vertical pipe on which are attached 100' of 2½" fire hose, as indicated by the note.

All of the exposed windows on the east and north sides of the building contain standard wire glass in metal frames, shown by a line at right angles to and outside of the window symbol.

The exterior walls on the north and east sides of the building extend 2' above the roof line forming fire walls (parapets). This fact is indicated by an extension of the wall line into the street with cross lines, each one of which represents 6" above the roof line.

Miscellaneous Information: This building is completely equipped for air conditioning as indicated by the note (**Air Cond.**). There are ducts throughout which convey air from one floor to another. The fan machinery connected with this system is located in a separate house on the roof as indicated by a note in the building.

Letters A, B, and C in the front of the building on Main St. are arbitrary identifications supplied by the Sanborn Map Company for the three stores on the first floor. These identifications were necessary in the absence of official numbers actually posted on the building.

No. 13 MAIN STREET

Size: 100' x 100'.

Occupancy: Public garage as indicated by the designation in the center of the building. Private garages are indicated as such. The owner's name is omitted as the building is not of sufficient importance and the risk is more commonly known by the street number. The majority of the building is utilized for auto storage with a capacity of 125 cars, as indicated by the note. Repairing is done in the rear of the second floor, as indicated by the note **Auto Rep. 2nd.**



THE SANBORN MAP

Construction: A two story building 25' in height from the street level to the roof level as indicated by the figure in the front of the building.


The building has a concrete frame and concrete floors. All of the exterior walls are of curtain type containing 8" tile blocks both floors. The size of the walls is indicated by the two figures on the inside of the rear and side walls. The building is of non-combustible construction up to the roof, which is of wood as indicated by the note, with a tin covering as indicated by the symbol (open circle) in the southeast corner of the building. The building is colored red in recognition of tile blocks as the principal masonry.

The west wall of the building is blank but there are windows in both stories of the north wall adjoining the alley. Each stroke of the window symbol indicates a story and to determine which story the windows are in, it is necessary to count the strokes from left to right after facing the wall.

The second floor of the building is lighted by nine wire glass skylights irregularly located in the roof. The existence of skylights is indicated by the note **9 W. G. Skyts.** There are no elevators in this structure since autos have access to the second floor via a concrete ramp as indicated by the note on the west side of the diagram.

Fire Protection: The entire building is completely equipped with an automatic sprinkler system as indicated by the symbol, . This system is supplied with water via a connection to the municipal 6" water main as indicated in the center of Atlantic Ave. There is also a fire department connection at the northeast corner of the building as indicated by the symbol, .

The exterior walls on the two exposing walls, i. e. the west and north walls, extend at least 1' above the roof line forming fire walls.

Miscellaneous Information: The gasoline supply for this garage is stored in three tanks buried under Main St. just in front of the building. The location of a tank is indicated as follows: 

The number 25 outside of 13 Main St. indicates the street number that formerly applied to the building.

No. 2-6 CENTER STREET

Size: 100' x 100'.

Occupancy: A furniture store occupies the entire building. The occupancy is indicated as **One Store** in preference to the usual designation **S** in order to convey the fact that both sides of the building are occupied by the same firm.

A space 50' x 40' in the southeast corner of the first floor of No. 6 Center St. is utilized for the repairing of furniture, including paint spraying, as indicated by the note.

Construction: The red color with the blue border indicates ordinary masonry construction. The blue color indicates stone on the first floor and the red color brick walls above to the roof.

There are three stories to this building and it is 39' in height from the ground level to the roof level, as indicated by the figures in the front.

The exterior walls are 16" stone on the first floor and 12" brick on the floors above. The wall thickness is indicated by the figures along side of the west exterior wall and the east exterior wall. The latter is a party wall on the first floor. Therefore, the figure for

thickness straddles the wall line. The building is divided into two equal portions by an 8" brick wall, as indicated.

The floors are ordinary wood joist construction except in the southeast section of the building where concrete floors are below and above the repairing department. No mention is made of the wood floors since in ordinary construction floors are assumed to be of wood unless specifically noted.

The roof is wood covered with a composition roofing paper, as indicated by the small black dot in the northeast corner.

The west portion of the building contains an ordinary 10' x 20' skylight in the roof. This skylight conveys light to all three floors via holes in the various floors as indicated by the small rectangle in the center of the building enclosing the figure "3".

The rear wall contains windows in all floors. The east wall contains only one window on the first floor. This window is above the roof of the adjoining one story building, as indicated by the letters **O. L.**, meaning overlooking.

The division wall in the center of the building contains a communication from one section to another on all floors, as indicated by the break in the line and the word **All**. Another break in the wall line, nearer the alley, is a communication on the first floor only, as indicated by the figure "1".

Fire Protection: The hazardous furniture repairing department in the southeast corner of the first floor is cut off from the rest of the building by a 4" tile wall, 40' from and parallel to the rear wall. This is indicated by the broken line with the note **Tile 1st**. This first floor department is further protected by a standard metal fire door on the inside of the doorway as shown by the double curved line, the window in the east wall is protected on the outside by a metal shutter as indicated by the single curved line, and the first story window on the alley contains wire glass in a metal frame, as indicated by the line on the outside of the symbol for the first floor window.

The rear wall does not extend above the roof, as indicated by the omission of the fire wall symbol. The center partition extends to but not through the roof. The east wall extends above the roof from 1' to 3' as indicated by the fire wall symbol with two cross strokes which indicates the minimum height of 1'.

No. 10-12 CENTER STREET

Size: 50' x 100'.

Occupancy: No. 10 is a stationery store, indicated by the letter **S**. No. 12 is a dry cleaning establishment, as indicated by the note.

Construction: A one story structure, 14' in height from the street level to the roof level, as indicated by the figures in front of the building.

It is divided equally by a wooden frame partition shown by a broken line.

The west wall, as previously described, is a 16' stone party wall. The east wall is stucco over wood, as shown by the yellow color which represents wood. No consideration is given to ordinary stucco plaster. The front and rear walls are both of sand lime brick, indicated by the abbreviation **C. Br.** This abbreviation is used to indicate all types of non-standard brick, such as concrete, cinder, or sand lime bricks.

With the exception of the yellow strip on the east wall, the entire building is colored blue because both types of masonry used are customarily colored blue.

The floor and roof construction is assumed to be wood since it is not otherwise noted. The roof has a metal covering, as indicated by the open circle in the northeast corner.

There is a 5' x 10' ordinary skylight in the roof of each section, as indicated by the outlines in the center of each division.

There is a window in the rear of each division of the building, as indicated by the symbols.

Fire Protection: None.

Miscellaneous Information: In the rear of the dry cleaning establishment there is a 100 gallon tank of semi-combustible cleaning fluid as indicated by the notation **Solvent Tk.**

No. 16 CENTER STREET

Size: 50' x 100'.


Occupancy: A wholesale dry goods office and store house building, as indicated by the specific note.


Construction: The building contains four stories and is 43' from the street level to the roof level, as indicated by the figures in the front of the building. The frame, floors and roof of this building are of reinforced concrete and the curtain walls are of 8" concrete blocks all floors. The building is, therefore, non-combustible, but an exception is made because of the existence of concrete blocks, as indicated by the construction note. The building was erected in 1928.

The concrete roof has a covering of tar and gravel, as indicated by the symbol for composition roofing in the northeast corner.

Adjacent to the west wall, 50' back from Center St., there is a 10' x 10' brick elevator shaft, indicated by the solid outline enclosing the letters **B. E.** The break in the elevator outline indicates an ordinary frame door all floors.

There are no windows in the first story of the west wall, but windows exist in all stories above. This fact is indicated by the symbols. The four strokes of the symbol indicate four stories of the building and the three dots on the inside end of these strokes indicate windows 2nd, 3rd, and 4th only. The rear wall on the alley has windows all stories.

Fire Protection: The building is partially equipped with automatic sprinklers, as indicated by the symbol, . The exact location of the sprinklers is indicated by the note **Except 1st** beside the sprinkler symbol. Over each of the windows of the west wall is an open sprinkler head, as indicated by the note **Open Spkls.** The system is supplied with water from the municipal system via a connection to the 6" main in Atlantic Ave.

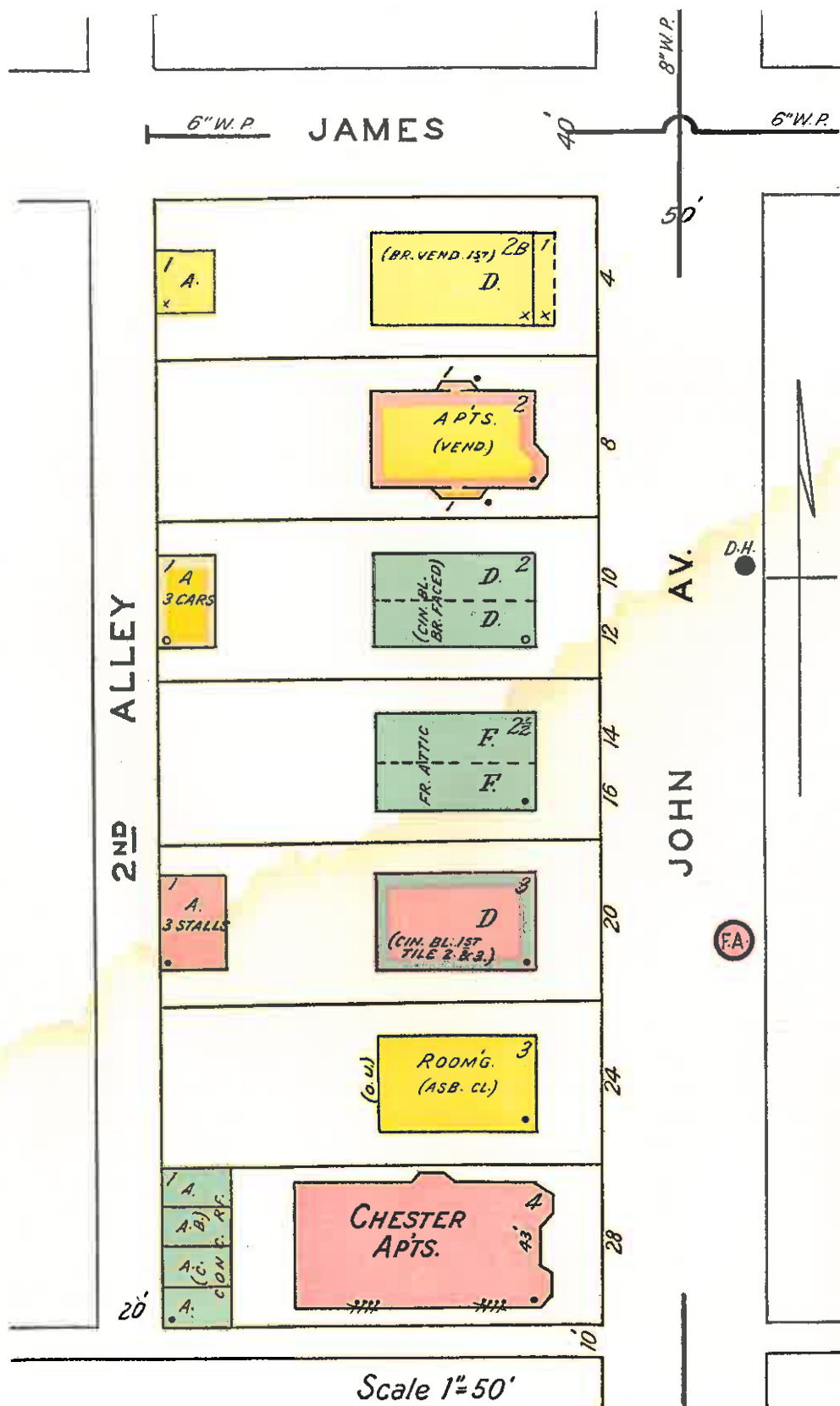
There is also an outside fire department connection as indicated by the symbol .

The windows in the rear wall are protected by an outside iron shutter as shown by the single curved line around the window symbol.

The south wall extends 1' above the roof, as indicated by the parapet symbol with two cross lines, and the west wall extends 18" above the roof, as indicated by the symbol with three cross lines.

THE SANBORN MAP

DIAGRAM OF A RESIDENTIAL BLOCK



NARRATIVE DESCRIPTION—RESIDENTIAL BLOCK

Location and Size: This block is bounded on the north by James Street; on the west by Second Alley; on the east by John Avenue, and on the south by a small unnamed alley. The directions are indicated by the meridian appearing at the right of the diagram. The scale fifty feet to an inch is also indicated at the bottom of the diagram.

The street width of John Avenue is shown by the figure 50' at the northern end of the street. The width of James Street is shown by the figure 40' at the eastern end. The letters St are omitted after the word "James" as in all our maps where the thoroughfare is a name ending in Street the abbreviation St. is omitted, but the abbreviations for Avenue, Road, Lane, etc., are always shown.

On John Avenue there is an 8" water main which is indicated by the line at the ends of the street. On James Street there is a 6" water main which is shown in the same manner at the ends of the street. This main terminates at the western end of James Street as indicated by the short line at right angles to the line of the water main. A double hydrant connected to the main on John Avenue is shown by a circle marked **D.H.** opposite 10 John Avenue. A fire alarm box is indicated by a circle containing the letters **F.A.** on a red background opposite 20 John Avenue. The large numbers immediately in front of the buildings facing John Avenue are the official house numbers as they appear on the buildings.

No. 4 John Avenue: Occupancy is indicated by letter **D** which means a private residential building occupied by not more than two families. The yellow color indicates frame construction. The first floor has a veneering of brick as indicated by the note (**Br. Vend. 1st**). However, this does not affect the coloring. The story height, designated by 2B in the left hand corner, indicates two full stories over a basement. The latter would not be indicated unless the floor was below the ground and the ceiling at least 4' above ground. The roof is wood covered with wood shingles, as indicated by the small cross in the right hand corner. Wood roofs are never specifically noted unless they are the only exception to an otherwise fire-resistive building. On the front of the building, there is an open frame porch, one story in height, with a wood shingle roof covering.

At the rear of the lot, there is a one story frame private auto house, indicated by the letter **A** with a wood shingle roof covering. This building may be occupied by not more than two cars, otherwise the capacity would be noted.

No. 8 John Avenue: A residential building occupied by several families, with at least two per floor, as indicated by the note **Apts.** meaning apartments. The construction is frame completely veneered with brick, as indicated by the yellow color with a red border and the note (**Vend.**). Unless specifically noted, a masonry veneer rarely exceeds 4" in thickness. The building has two stories with the exception of the bays on either side which are one story. The covering of the roof, as well as the bays, is composition as indicated by the black dot.

No. 10-12 John Avenue: A residential building occupied by two families, as indicated by the letter **D** each side of the dotted line. The latter represents a frame division which implies that there is a separate entrance to each side. The exterior walls are cinder block faced with ordinary brick, as indicated by the blue color and the note (**Cin. Bl., Br. Faced**). The color refers to the basic material which, in this case, is cinder block. There are two stories, as indicated. The roof is covered with a

non-combustible material, as indicated by the small circle in the upper right hand corner.

In the rear of the lot there is a one story private auto house, indicated by the letter **A**, with capacity for three cars, as indicated by the note. The construction is wood frame, clad with metal, as indicated by the yellow color with the gray border. The roof covering is non-combustible, as indicated by the small circle.

No. 14-16 John Avenue: A residential building occupied by six families, as indicated by the letter **F** each side of the frame division wall, which is indicated by the dotted line. The letter **F**, meaning flat, indicates a single family occupancy per floor each side. It is applied to buildings of more than two floors with a single family occupancy per floor. The construction is solid stone for the first two floors, as is indicated by the blue color without any note. The half story, or attic, is occupied and of frame construction, as indicated by the note. The roof covering is composition, as indicated by the black dot.

No. 20 John Avenue: A residential building occupied by not more than two families as indicated by the letter **D**. The construction is 8" or more of cinder brick the first floor and 6" or more of tile the floors above, indicated by the note, and blue and red colors. There are three stories and the roof covering is composition, as indicated by the symbol.

At the rear of the lot, there is a one story auto house, indicated by the letter **A**, with a capacity of three cars and with two masonry partitions making three stalls. When non-combustible partitions exist in an auto house, the capacity is always indicated by stalls rather than in cars. The construction is solid brick, as indicated by the red color. The roof covering is composition, as indicated by the symbol.

No. 24 John Avenue: A residential building containing more than ten rooms used for lodging purposes, as indicated by the note **Room'g**. This designation of occupancy applies to either boarding, rooming or tourist homes when they contain in excess of ten rooms for lodging purposes. The construction is wood frame clad with asbestos shingles, as indicated by the yellow color and the note (**Asb. Cl.**). The building has no basement and is open to the elements between the first floor and the ground, as indicated by the abbreviation (**O.U.**) at the rear of the diagram. The story height is three and the roof covering is composition, as indicated.

No. 28 John Avenue: A multiple family residential building as indicated by the name Chester Apts. The presence of a name on the building implies that it is more commonly known by the name than by the street number. The construction is solid brick, as indicated by the red color. The story height is four and the roof covering is composition. The height in feet from the ground to the eaves, or roof level, is 43'. The height is always indicated for apartment buildings containing four or more stories. The existence of windows is shown by the symbols in the side wall adjoining the alley. It is customary to show windows in masonry buildings of any character, except private auto houses, when they are on or within 5' of alley lines.

In the rear of the lot, there is an auto house, indicated by the letter **A**, with four separate compartments. The wall construction is of concrete block, as indicated by the blue color and the abbreviation (**C.B.**). The roof covering is concrete with composition covering. The solid division walls are drawn to indicate the complete cut off of each compartment caused by the concrete roof.