

**CHARLESTON COUNTY HISTORIC PRESERVATION COMMISSION MEETING**  
**Lonnie Hamilton, III Public Services Building**  
**Council Chambers, 2<sup>nd</sup> Floor**  
**4045 Bridge View Drive, North Charleston, SC 29405**

*The public is invited to attend the meeting in person. The meeting will also be livestreamed  
(for viewing purposes only) at the link below:*

<https://www.charlestoncounty.org/departments/county-council/cctv.php>

**AGENDA**  
**April 17, 2024**  
**2:00 P.M.**

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- I. CALL TO ORDER
- II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- III. INTRODUCTIONS
- IV. APPROVAL OF THE MINUTES FOR THE MARCH 20, 2024 MEETING
- V. OLD BUSINESS:
  - a. HIST-12-23-00103: Certificate of Historic Appropriateness request for a new single-family dwelling unit at 3858 Abe White Road, TMS 614-00-00-250, a property within the Ten Mile Community Historic District.
  - b. HIST-12-23-00105: Certificate of Historic Appropriateness request for a new single-family dwelling unit at 3864 Abe White Road, TMS 614-00-00-768, a property within the Ten Mile Community Historic District.
- VI. NEW BUSINESS:
  - a. HIST-02-24-00106: Certificate of Historic Appropriateness request for the installation of roof-mounted solar panels on TMS 614-00-00-394, 987 Theodore Road, a property within the Ten Mile Community Historic District.
- VII. NEXT MEETING: MAY 15, 2024
- VIII. ADJOURNMENT

**CHARLESTON COUNTY  
HISTORIC PRESERVATION COMMISSION  
ANNUAL BUSINESS MEETING MINUTES  
March 20, 2024**

**ATTENDEES**

Historic Preservation Commission: Chair Melanie Millar, Vice Chair Jason Crowley, Dawna Gardner, Anna Johnson, Pat Sullivan, Pat Jones, Michael Walsh, and English Purcell. Techa Smalls-Brown was absent.

County staff: Marc Belle, Assistant County Attorney; Joel Evans, Director of Zoning and Planning; Andrea Melocik, Deputy Director of Zoning and Planning; Emily Pigott, Planner II; Monica Eustace, Planner II; Marche' Miller, Planner I; Niki Grimbball, Project Officer II; Matthew Hussmann, Planner I; and Annie Steele, Planning Technician II.

Members of the public: Adrian Cain.

**CALL TO ORDER**

Chair Millar called to order the meeting of the Charleston County Historic Preservation Commission at 12:13 PM.

**COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS**

Chair Millar announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act and stated the purpose of the Historic Preservation Commission. Chair Millar introduced the Commissioners and asked Mr. Evans to introduce Charleston County staff in attendance.

**REVIEW THE HISTORIC PRESERVATION COMMISSION'S RULES AND PROCEDURES**

Ms. Pigott delivered a presentation that provided an overview of the continuing education training requirements; the Freedom of Information Act (FOIA) process; the 1991 Ethics Act; and the Historic Preservation Commission's Rules and Procedures pertaining to membership; election of officers; and Commission member attendance. Commissioner Gardner arrived at 12:16 PM. Commissioner Jones arrived at 12:20 PM.

**CONTINUING EDUCATION TRAINING**

Ms. Pigott introduced the topics for the continuing education training session which focused on ethics for planning officials and the role government plays in historic preservation. At the completion of the session, those in attendance received two hours of continuing education credits.

**ADJOURNMENT**

Chair Millar adjourned the meeting at 2:25 PM.

Annie Steele

Recording for the Zoning & Planning Department

Ratified by the Charleston County Historic Preservation  
Commission this 17<sup>th</sup> day of April 2024.

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Melanie Millar

Chair

Attest:

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Joel Evans, PLA, AICP, Director

Zoning & Planning Department

**CHARLESTON COUNTY  
HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
March 20, 2024**

**ATTENDEES**

Historic Preservation Commission: Chair Melanie Millar, Vice Chair Jason Crowley, Dawna Gardner, Anna Johnson, Pat Sullivan, Pat Jones, Michael Walsh, and English Purcell. Techa Smalls-Brown was absent.

County staff: Marc Belle, Assistant County Attorney; Joel Evans, Director of Zoning and Planning; Andrea Melocik, Deputy Director of Zoning and Planning; Emily Pigott, Planner II; Monica Eustace, Planner II; Marche' Miller, Planner I; Niki Grimbball, Project Officer II; and Annie Steele, Planning Technician II.

Members of the public: No members of the public were present.

**CALL TO ORDER**

Chair Millar called the Charleston County Historic Preservation Commission meeting to order at 2:36 PM.

**COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS**

(YouTube Timestamp: 0:26)

Chair Millar announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act and stated the purpose of the Historic Preservation Commission. Chair Millar introduced the Commissioners and asked Mr. Evans to introduce Charleston County staff in attendance.

**APPROVAL OF THE FEBRUARY 21, 2024 MEETING MINUTES** (YouTube Timestamp: 2:04)

Commissioner Johnson put forward a motion to approve the February 21, 2024 meeting minutes, which was seconded by Vice Chair Crowley. The Commission voted, 8-0, to approve the minutes from the February 21<sup>st</sup> Historic Preservation Commission meeting.

**ELECTION OF OFFICERS** (YouTube Timestamp: 2:41)

Chair Millar read the Historic Preservation Commission Rules and Procedures regarding Chair and Vice Chair elections and asked if there were any nominations for Chair. Commissioner Sullivan put forward a motion to nominate Melanie Millar as Chair, which was seconded by Vice Chair Crowley. The Commission voted, 8-0, to approve Melanie Millar as Chair. Chair Millar asked if there were any nominations for Vice Chair. Commissioner Johnson put forward a motion to nominate Jason Crowley as Vice Chair, which was seconded by Commissioner Gardner. The Commission voted, 8-0, to approve Jason Crowley as Vice Chair.

Commissioner Jones asked staff to make a correction to the February 21, 2024 minutes to show that she was in attendance. Staff agreed to make the correction.

**2023 YEAR-IN-REVIEW PRESENTATION** (YouTube Timestamp: 5:29)

Ms. Pigott presented a 2023 Year-in-Review presentation. In 2023, ten meetings were held, and thirty-four applications were reviewed. One application was for Designation of Historic Property and thirty-three applications were for Certificates of Historic Appropriateness. Of the Certificate of Historic Appropriateness applications, 33.3% were applications in the Phillips Community Historic District; 3% were applications in the Beefield Community Historic District; 36.3% were applications in the Ten Mile Community Historic District; and 27.3% were applications on National Register properties. Of the Certificate of Historic Appropriateness applications, 69.7% were approved; 24.2% were denied; and 6% were deferred. The following cases were denied: HIST-11-22-00067 and HIST-02-23-00075. The following cases were denied, and County Council settled an appeal from the applicant: HIST-11-22-00064, HIST-11-22-00065, HIST-11-22-00066, HIST-03-23-00078, HIST-05-23-00082, and HIST-07-23-00090.

Commissioner Jones asked what it entails when the County Council settles an applicant's appeal. Commission Attorney Belle told the Commissioners that when a Certificate of Historic Appropriateness is denied, the applicant has an allotted time to appeal that decision to the Circuit Court and the matter can be resolved by how County Council sees fit.

Vice Chair Crowley asked what the purpose of the Commission is if County Council settles every appeal that is made. Commissioner Walsh stated there were eight denials and six of those denials were settled. He asked staff for confirmation. Ms. Pigott confirmed. Chair Millar asked if the six were the only ones settled. Ms. Pigott confirmed. Commissioner Purcell asked if that means that HIST-11-22-00064, 21 single-family dwelling units, and HIST-11-22-00065, 11 single-family dwelling units, will be developed. Mr. Evans commented that there were applications where the Commission recommended changes and the applicant returned having made those changes. He stated that before the case appears before the HPC, staff gives recommendations to the applicant. Commissioner Sullivan stated that the Commission unanimously denied the application for cases HIST-11-22-00064 (3906 Seafood Road), HIST-11-22-00065 (3814 Watson View Drive), and HIST-11-22-00066 (978 Gadsdenville Road).

Chair Millar acknowledged the role the Commission plays and stated it is disconcerting to see the Commission being overruled by County Council. Commissioner Sullivan asked about HIST-07-23-00090 (TMS 583-00-00-195) in the Phillips Community. Ms. Pigott told the Commission that the case was a contemporary-style house on Habersham Road and the case was deferred by the Commission; the applicant chose to make no changes to their design and the Commission denied their request. Commissioner Sullivan asked if the applicant then took their case to County Council and County Council approved it. Commission Attorney Belle stated that the application was denied and from there the applicant appealed that decision to Circuit Court. Once it was appealed, the case was brought to the County Attorney's Office, who then brought the case before County Council. County Council voted to have the County Attorney's Office settle the case. Commission Attorney Belle reiterated the steps of appealing a decision made by the Commission. Commissioner Sullivan asked if the Commission could be notified if a case is appealed. Mr. Evans told the Commission that if a case has been settled then staff could alert the Commission at the next meeting. Commissioner Walsh asked for confirmation that settlement of the case of HIST-07-23-00090 meant the construction of the contemporary style house. Commission Attorney Belle confirmed.

Commissioner Jones asked Mr. Evans to further explain the role of the Commission. Mr. Evans reiterated that there were several cases in which an applicant made changes based on the feedback of the Commission. Commissioner Jones asked the Commission how many of them believed they still have relevance. Chair Millar stated that perhaps most of the Commission would consider themselves advisory. She stated that HIST-07-23-00090 impacted her the most as the applicant made no changes based on the Commission's feedback. Chair Millar agreed with Commissioner Jones in that the Commission may be still trying to understand their role.

Commissioner Jones stated that Commissioner Techa Smalls-Brown's term ended in December. Vice Chair Crowley stated that was incorrect. Commissioner Jones retracted her statement.

Commissioner Gardner asked if there was something missing in the ordinance and stated that maybe changes are needed to make decisions more consistent. Vice Chair Crowley stated that Charleston County is not willing to defend their ordinance and Commission. Mr. Evans told the Commission that staff is in the process of making amendments to the ordinance, including having communities adopt an area character appraisal. Chair Millar asked if every community would need its own overlay zoning district. Mr. Evans told her that it would depend on what each community or district wants. Commissioner Johnson stated that she believes the Commission is significant and that the seventy percent of applications approved made a difference. Mr. Evans pointed out that the Commission has given a platform to the community to express their concerns and in doing so, allowed for County Council to approve a rezoning of a whole neighborhood to address community concerns. Commissioner Johnson stated that the Ten Mile Community is in the process of establishing an area character appraisal and reiterated that the Commission is doing its job and cannot answer for what the County Council will decide. Commissioner Sullivan stated that more training would allow the Commission to be more discerning in their assessments and feedback to the applicants. She asked if the other Commissioners felt like they had enough

information and training to give recommendations and criticisms. Commissioner Johnson responded, regarding HIST-07-23-00090 and the Phillips Community, that it is politics that the Commission does not have control over, but the Commission did their job as they were told to do. Vice Chair Crowley responded that based on the information given in the training in the prior Annual Business Meeting, the County should work with the State Historic Preservation Office to become a Certified Local Government. He stated it would benefit everyone to have the additional resources and funding.

Commissioner Walsh pointed out that the Commission gives applicants very specific suggestions so when the applicant returns, and they still have a product that does not feel appropriate for the location, the Commission can no longer move the goal post. He stated that the Commission should be directing prospective homebuilders to area character appraisals instead of providing specific suggestions. Vice Chair Crowley stated that the National Register's designation report provides the Phillips Community character appraisal information and that having an area character appraisal at the beginning of the review process creates a baseline documentation of what the Commission is looking at for future applications, and he is happy to see that amendment to the ordinance being proposed. He agreed with Commissioner Walsh that the Commission needs something to look at so that they are making sound judgements. He stated that the Commission is a quasi-judicial board that makes legally binding decisions for applicants and having supporting documentation benefits everyone. Chair Millar expressed her opinion that the Commission needs something concrete to show applicants. Commissioner Sullivan stated she believed it should be part of the application process. Mr. Evans stated that Ten Mile has done an area character appraisal, but they also want to look at the uses and zoning in the district through an overlay zoning district. He stated that the ordinance amendments strongly suggest that any new districts come in with an area character analysis. Ms. Pigott stated that the amendments would require any new historic property or district application to identify contributing historical resources. Commissioner Sullivan asked if we could help them with technical assistance. Vice Chair Crowley noted that if the County was a Certified Local Government, we could. Commissioner Sullivan stated that it sounds like the Commission needs more information coming to it to make informed judicial decisions.

Commissioner Johnson discussed making a legal and right decision for a situation to preserve historic communities. Chair Millar asked Ms. Pigott how many designated communities were approved. Ms. Pigott responded that only one designation application was reviewed by the Commission in 2023 and it was deferred by the Commission until ownership has been rectified. Chair Millar stated she thinks the Commission needs to take into consideration where the approvals are stopping and what happens after a denial.

Commissioner Gardner asked Ms. Pigott if there were any area character appraisals done in the Phillips Community. Ms. Pigott responded that the National Register nomination documentation, in combination with the County designation information, is what is used to craft staff responses for applications in the Phillips Community. Commissioner Johnson pointed out that the house was not in compliance with the character of the community. Commissioner Gardner asked what the County Council uses as a standard. Vice Chair Crowley stated that when the Commission makes their motions, they go through the approval criteria. He responded to Commissioner Johnson by saying that he believes that the Commissioners are doing their jobs and it is disheartening to see politics in play.

Commissioner Walsh asked to clarify the appeals process. Commission Attorney Belle described the process: if an applicant is denied a Certificate of Historic Appropriateness (CHA), they can appeal that decision and that decision goes to Circuit Court and from there the County is served with a lawsuit. When the County is served with a lawsuit, the County Council is alerted. They determine the best course of action for the County. Commissioner Walsh asked if County Council looks at the Commission's decision and reasons why they made that decision. Commission Attorney Belle explained that the County Council is given the same presentation as the Commission and the certified decision and the packet of information that was provided to the Court. Commissioner Walsh asked Mr. Evans if the Commission denies a case that was recommended for approval by staff, does that undermine the denial? Mr. Evans stated no.

Commissioner Purcell asked Mr. Evans to explain the amendments to the ordinance, what Council may be struggling with, and to clarify why there may be opposition to the amendments. Mr. Evans responded that some

Councilmembers have issue with the subdivision plats not going to the HPC for approval for a CHA. He stated that the community wanted workshops to go over the ordinance and those workshops will be happening on April 11<sup>th</sup> and April 20<sup>th</sup>. Chair Millar asked if such meetings have been attended in good numbers in the past. Mr. Evans responded that the last round of workshops had 75 attendees at the Wando Mount Pleasant Library and around 15 people at the meeting in Council Chambers. Commissioner Purcell stated she felt as those the Commission was in a state of limbo and that it was hard to be enthusiastic. She expressed hope that the amendments pass and protect communities, while allowing property owners to build their homes. Commissioner Sullivan wondered if word would get out that if an applicant gets denied they may file an appeal to get around the decision. Mr. Evans responded that staff and Commission want to strive for having a strong decision to stand on in the case of an appeal.

Commissioner Sullivan stated she was at the Council meeting when the County Council decided to defer the vote and one topic that came up was heirs' property. Mr. Evans responded that staff will be recommending changes to the amendments that will be coming back to Council; the ordinance and amended draft ordinance has not changed the language regarding owner signature requirements. Staff will be proposing that that language is removed from the application process. Vice Chair Crowley asked Mr. Evans if staff had solicited any advice from an expert regarding heirs' property and any consequences that may occur from the changes. Mr. Evans stated that owner signatures are not required for properties not in a Historic District unless it is subdivision. Chair Millar stated that she believes the Commission is making a difference. She hopes the area character analyses will strengthen the decisions made by the Commission and that County Council will look at their decisions in seriousness.

## **ADJOURNMENT**

Chair Millar announced that the next Historic Preservation Commission meeting will be held on April 17, 2024. Chair Millar adjourned the meeting at 3:42 PM.

Annie Steele  
Recording for the Zoning & Planning Department

Ratified by the Charleston County Historic Preservation  
Commission this 17<sup>th</sup> day of April 2024.

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Melanie Millar  
Chair

Attest:

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Joel Evans, PLA, AICP, Director  
Zoning & Planning Department



# **Certificate of Historic Appropriateness Application:**

**HIST-12-23-00103**

- Case History**
- Presentation**
- Application**
- 2/21 Public Input**
- 4/17 Public Input**

**CERTIFICATE OF HISTORIC APPROPRIATENESS: HIST-12-23-00103  
CASE HISTORY**

**Historic Preservation Commission: February 21, 2024  
Historic Preservation Commission: April 17, 2024**

**CASE INFORMATION**

Location: 3858 Abe White Road

Parcel Identification: 614-00-00-250

Council District: 2- Kobrovsky

Property Size: 0.63 acres

Application: Certificate of Historic Appropriateness request for a new single-family dwelling unit at 3858 Abe White Road, TMS 614-00-00-250, a property within the Ten Mile Community Historic District.

Parcel Information and Area Description: The subject property is zoned Low Density Residential (R-4) and is undeveloped. The Future Land Use designation is Urban/Suburban Cultural Community Protection. Properties to the West, East, North, and South are also zoned R-4 and contain single-family dwelling units. The subject property is in the AE-11 flood zone.

Historic Significance: On June 21, 2022, Charleston County adopted the Ten Mile Community as a locally designated historic district. At adoption, the district covered roughly 680 acres.

- The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The Survey identifies the community as needing further research to determine eligibility for listing on the National Register of Historic Places.
- Community includes land originally part of the Beehive Plantation; was established by freedman after emancipation.
- As with most African American settlement communities, Ten Mile was self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs.
- Many of the former (and current) residents of the Ten Mile Community served in the United States Military. Ten Mile residents defended the U.S. in World War I, World War II, the Vietnam War, the Gulf War, the Iraq War, and the War in Afghanistan.

**Certificates of Historic Appropriateness Applications in the Ten Mile Community Historic District:**

HIST-11-22-00064	Denied	Request for construction of 21 Single-Family Dwelling Units	TMS 614-00-00-139
HIST-11-22-00065	Denied	Request for construction of 11 Single-Family Dwelling Units	TMS 614-00-00-069
HIST-11-22-00066	Denied	Request for construction of 10 Single-Family Dwelling Units	TMS 614-00-00-212
HIST-12-22-00068	Approved	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-611
HIST-03-23-00077	Approved	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-082
HIST-03-23-00078	Denied	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-731
HIST-05-23-00083	Approved	Request for placement of a	TMS 614-00-00-733

		Mobile Home	
HIST-06-23-00087	Deferred	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-189
HIST-07-23-00088	Approved	Request for construction of a Single-Family Dwelling Unit and outbuilding	TMS 615-00-00-021
HIST-08-23-00096	Approved	Request for the replacement of a legal nonconforming Mobile Home	TMS 632-00-00-011
HIST-09-23-00098	Approved	Request for the demolition of a Mobile Home	TMS 614-00-00-200
HIST-09-23-00100	Approved	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-732
HIST-12-23-00103	Pending	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-250
HIST-12-23-00104	Withdrawn by applicant	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-767
HIST-12-23-00105	Pending	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-768
HIST-02-23-00106	Pending	Request for the installation of roof-mounted solar panels	TMS 614-00-00-394

### **Property History:**

#### **Recent Applications:**

- June 21, 2022: The Ten Mile Community was designated as a Charleston County Historic District (HIST-03-22-00053).
- August 18, 2023: Subdivision plat creating three lots was approved (SBDV-06-22-02112).

### **Application History:**

- This application was deferred by the Commission at their February 21, 2024 meeting
- The Commission recommended the applicant make the following changes to their proposal:
  - Move the house closer to the center of the lot;
  - Reduce the overall height and mass of the house to be more reflective of the community;
  - Switch the pavement driveway to an impervious surface; and
  - Remove the drive-under and front-facing garage bays.
- The applicant submitted a revised application on February 29, 2024, and it was placed on the April 17, 2024 HPC agenda
- The applicant responded to the Commission's comments as follows:
  - *"The home is now 2 stories in lieu of a 3 story on an 18" raised foundation. The overall height of the structure has been reduced by 11'.*
    - *No longer do garages face the street.*
    - *There are several existing 2 story homes located throughout the district.*
  - *Placement of home has been pushed back. The house placement has also moved closer to the center of the lot and now accommodates a slide-by gravel driveway with 2 car parking.*
  - *The foundation is now an 18" raised slab. Approximately 1' of fill will be required and then the 18" raised foundation will be placed on top.*
    - *This will eliminate the need for additional fill and still meet the flood requirements.*
    - *Comments were made about flooding/drainage. Please know that all stormwater requirements have already been approved by the county and detailed on the plat.*
  - *Driveway has been converted to gravel."*

### **Project Description:**

Applicant's Project Description: "The proposed new single family home has been designed according to the current zoning parameters set forth by Charleston County. Water and sewer is served to the lot. The proposed home is designed with Lowcountry characteristics found in the Charleston market and surrounding neighborhood, built in accordance with FEMA floodplain requirements.

Square Footage: 2,190

Stories: 2

Lot Coverage: 5.6%"

### **Certificate of Historic Appropriateness Requirements:**

The Charleston County Code of Ordinances, Chapter 21, Historic Preservation, Sec. 21-4.B, Applicability, states, "A Certificate of Historic Appropriateness is required: a. Before the issuance of Zoning Permits for the demolition, alteration, modification, addition to, new construction, rehabilitation, relocation, or restoration to a Historic Property including construction of new structures in Historic Districts; and b. Before Subdivision Plat and Site Plan Review approvals for properties located within 300 feet of a Historic Property."

Sec. 20-4.F, Approval Criteria, states "In granting a Certificate of Historic Appropriateness applications, the Historic Preservation Commission shall consider: a. The historic, cultural, and architectural significance of the district, site, building, structure, or object under consideration; b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District; c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior's Standards for the Treatment of Historic Properties; and d. Certificate of Historic Appropriateness applications for properties located within Historic Districts, or for Subdivision Plats or Site Plan Review proposals for properties located within 300 feet of Historic Districts, must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District that the Historic Preservation Commission deems applicable. In granting a Certificate of Historic Appropriateness for Subdivision Plats and Site Plan Review proposals for properties located within 300 feet of a Historic Property, the Historic Preservation Commission shall require that potential negative impacts of the proposed development be minimized through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments."

### **Zoning and Planning Director Review and Report regarding Approval Criteria of Sec. 21-4.F:**

1. **In granting a Certificate of Historic Appropriateness applications, the Historic Preservation Commission shall consider:**
  - a. **The historic, cultural, and architectural significance of the district, site, building, structure, or object under consideration;**

Applicant Response: "The Ten Mile Community historic district boundary spans both sides of Highway 17 North in the Awendaw area. The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The majority of the Ten Mile Community, specifically the portion south of Highway 17, was formerly the Beehive Plantation. Based on the 1881 Plat of the Beehive Plantation, the southern portion of the community has retained the same boundaries today, less the areas that have been annexed into the Town of Mount Pleasant.

After slavery was abolished in the United States, many of the newly freed slaves, who were also ancestors of the current residents of the Ten Mile Community, settled on Goat Island and Capers Island, the Islands across the Intercoastal Waterway from the Ten Mile Community today, the owners allowed African Americans to live on these Islands and work for them. After a major hurricane demolished several areas on these Islands, the African Americans built canoes and sailed across the Intercoastal Waterway to the mainland. They then set up residence on the former Beehive Plantation, now known as the Ten Mile

*Community.*

*As with most African American settlement communities, the communities were self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs. Christianity was also important to the community. The original residents of the Ten Mile Community first gathered for church at their "Bush Tent." The residents then raised funds to build the first church. The first church was erected in 1881. The present church, Greater Zion A.M.E. is located at the same location on the northern boundary of the Ten Mile Community. Many of the original inhabitants of the Ten Mile Community are buried at the Greater Zion A.M.E. Church cemetery. Additionally, there are grave markers within the Ten Mile Community that date back to 1823."*

Staff Response: The Ten Mile Community Historic District was adopted by County Council on June 21, 2022 in a community-wide effort to protect the historic African American settlement community's character and history tied to the land.

**b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District;**

Applicant Response: *"Currently, there are no historic structures located on the property and the proposed modification to the property is a new, single-family residence. The proposed dwelling's exterior form and appearance does not affect any existing or adjacent structures. The construction of a single-family dwelling is consistent with the overall Historic District, and should have limited to no impact upon existing structures or the overall nature of the district."*

Staff Response: The applicant is proposing a 2,190 square foot, two story, single-family dwelling unit. The applicant has revised their application to propose the home to be on an 18" raised slab, which will require bringing in one foot of fill, and reduces the overall building height by eleven feet. Additionally, the applicant has removed the garage bays altogether, opting instead for a gravel parking area to the left of the home. The impervious surface coverage would be 5.6% of the 0.63-acre existing lot of record, reduced due to the applicant's decision to switch the proposed paved driveway to gravel. The applicant has demonstrated the design changes that have been made in order to better complement the existing fabric of the Ten Mile Community.

**c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior's Standards for the Treatment of Historic Properties; and**

Applicant Response: *"We have reviewed the Standards for the Treatment of Historic Properties. The proposed home will be consistent with the overall characteristic nature of this district and historical southern Charleston architecture. This home includes lower 2-story massing, porches front and rear and an inviting entrance. The home size will be 2,200+/- sqft which is consistent with the average home sizes within the district based on the resources we have. It is a difficult task to blend the new with the historic especially because the variety of homes that exist throughout the district range from mobile homes to 2 story structures. Therefore, this plan/design does encompass the historical features found throughout the Lowcountry and this district."*

Staff Response: The applicant has made design changes to address the scale and massing compatibility between the proposed new construction and the existing homes along Abe White Road. They have removed the drive-under garage, instead opting to move the driveway to the left of the home and create a parking area for two cars. Additionally, by switching to a raised slab, the applicant lowered the overall height of the building by eleven feet.

**d. Certificate of Historic Appropriateness applications must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and**

**other characteristics of the Historic District that the Historic Preservation Commission deems applicable.**

Applicant Response: *“The property in question is located in the Ten Mile Historic District. There have been several new homes built along Gadsdenville Road using modern construction materials and practices, specifically 1008, 994, 986, 914, and 910 Gadsdenville Road. The existing lot sizes vary from 1/8 acre up to several acres with most homes spaced out on larger lots. Additionally, there are more dense home sites scattered throughout the district. There are some homes toward the eastern part of the Ten Mile Community that appear to have mobile homes and mid-1900 style ranch homes on them. The proposed homes will be situated on lots with larger back yards as is generally found in the district. Building materials will be of high quality, all natural wood products, no vinyl siding.”*

Staff Response: There are currently four homes that utilize Abe White Road, a County Non-Standard Road, for access. Of those homes, half are manufactured housing units, and the other half are single-family dwelling units. The houses range in size from 978 to 1,496 square feet. The single-family dwelling units are ranch and bungalow style, with one story of living space. One mobile home is elevated one story. Developed lot sizes range from 0.5 to 16.05 acres. Building coverage ranges from 0.1% to 6.9%. The applicant has made changes to create greater consistency with the existing development of lots in this area of the Ten Mile Community Historic District. The proposed home has a square footage of just over 2,100 square feet, a building coverage of 5.6%, and will be two stories. The applicant has removed the proposed drive-under garage at the suggestion of the Commission, instead choosing to create an impervious parking area, along with converting the proposed driveway to gravel. The applicant also moved the home further back and towards the center of the lot, which was another Commission recommendation.

**e. In granting a Certificate of Historic Appropriateness, the Historic Preservation Commission shall require that potential negative impacts of the proposed development be minimized through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments.**

Applicant Response: *“Not applicable.”*

Staff Response: The request does not involve an application for Site Plan Review, and therefore this criterion does not apply.

**Based on the applicant’s responses, the applicable approval criteria may have been satisfied. Therefore, Staff recommends approval.**

**HISTORIC PRESERVATION COMMISSION ACTION:**

Pursuant to Chapter 21, *Historic Preservation*, Section §21-4.F, *Approval Criteria*, of the Charleston County Code of Ordinances, (adopted July 18, 2006), Certificates of Historic Appropriateness may be approved only if the Historic Preservation Commission finds that the proposed project meets all of the Approval Criteria of §21-4.F.

In granting a Certificate of Historic Appropriateness, the Historic Preservation Commission may attach to it conditions the Commission may consider advisable to protect the historic properties, districts, sites, buildings, structures, and objects within Charleston County in order to safeguard their integrity and foster their preservation, restoration, and rehabilitation, and other matters related thereto.

The Historic Preservation Commission may approve, approve with conditions, or deny *Case # HIST-12-23-00103: Certificate of Historic Appropriateness request for a new single-family dwelling unit at 3858 Abe White Road, TMS 614-00-00-250, a property within the Ten Mile Community Historic District.*

**HISTORIC PRESERVATION COMMISSION MEETING: February 21, 2024**

Public Input: Prior to the meeting, 22 letters in opposition and a petition with 90 signatures opposing the

request were received.

Notifications: 754 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, individuals on the Historic Preservation Commission and East Cooper Interested Parties lists, and property owners within the Ten Mile Community Historic District on February 2, 2024. Additionally, the request was noticed in the Post & Courier on February 2, 2024.

**HISTORIC PRESERVATION COMMISSION MEETING: April 17, 2024**

Public Input: None received.

Notifications: 653 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, individuals on the Historic Preservation Commission and East Cooper Interested Parties lists, and property owners within the Ten Mile Community Historic District on March 29, 2024. Additionally, the request was noticed in the Post & Courier on March 29, 2024.

# Certificate of Appropriateness Request HIST-12-23-00103

**Parcel ID:** 614-00-00-250

**Acreage:** 0.63 acres

**Property Address:** 3858 Abe White Road

**Area:** East Cooper

**Owner:** Nest Coastal, LLC

**Applicant:** Mark Lipsmeyer

**Request:** Certificate of Historic Appropriateness request for a new single-family dwelling unit at TMS 614-00-00-250, 3858 Abe White Road, a property within the Ten Mile Community Historic District.



# Certificates of Historic Appropriateness Applications in the Ten Mile Community Historic District

HIST-11-22-00064	Denied	Request for construction of 21 Single-Family Dwelling Units	TMS 614-00-00-139
HIST-11-22-00065	Denied	Request for construction of 11 Single-Family Dwelling Units	TMS 614-00-00-069
HIST-11-22-00066	Denied	Request for construction of 10 Single-Family Dwelling Units	TMS 614-00-00-212
HIST-12-22-00068	Approved	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-611
HIST-03-23-00077	Approved	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-082
HIST-03-23-00078	Denied	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-731
HIST-05-23-00083	Approved	Request for placement of a Mobile Home	TMS 614-00-00-733
HIST-06-23-00087	Deferred	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-189
HIST-07-23-00088	Approved	Request for construction of a Single-Family Dwelling Unit and outbuilding	TMS 615-00-00-021
HIST-08-23-00096	Approved	Request for the replacement of a legal nonconforming Mobile Home	TMS 632-00-00-011
HIST-09-23-00098	Approved	Request for the demolition of a Mobile Home	TMS 614-00-00-200
HIST-09-23-00100	Approved	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-732
HIST-12-23-00103	Pending	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-250
HIST-12-23-00104	Withdrawn by applicant	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-767
HIST-12-23-00105	Pending	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-768
HIST-02-23-00106	Pending	Request for the installation of roof-mounted solar panels	TMS 614-00-00-394

# Property History

## Recent Applications:

- June 21, 2022: The Ten Mile Community was designated as a Charleston County Historic District (HIST-03-22-00053).
- August 18, 2023: Subdivision plat creating three lots was approved (SBDV-06-22-02112).

# Application History

- This application was deferred by the Commission at their February 21, 2024 meeting
- The Commission recommended the applicant make the following changes to their proposal:
  - Move the house closer to the center of the lot;
  - Reduce the overall height and mass of the house to be more reflective of the community;
  - Switch the pavement driveway to an impervious surface; and
  - Remove the drive-under and front-facing garage bays.
- The applicant submitted a revised application on February 29, 2024, and it was placed on the April 17, 2024 HPC agenda
- The applicant responded to the Commission's comments as follows:
  - *“The home is now 2 stories in lieu of a 3 story on an 18” raised foundation. The overall height of the structure has been reduced by 11’.*
    - *No longer do garages face the street.*
    - *There are several existing 2 story homes located throughout the district.*
  - *Placement of home has been pushed back. The house placement has also moved closer to the center of the lot and now accommodates a side-by gravel driveway with 2 car parking.*
  - *The foundation is now an 18” raised slab. Approximately 1’ of fill will be required and then the 18” raised foundation will be placed on top.*
    - *This will eliminate the need for additional fill and still meet the flood requirements.*
    - *Comments were made about flooding/drainage. Please know that all stormwater requirements have already been approved by the county and detailed on the plat.*
  - *Driveway has been converted to gravel.”*

# Project Description

Applicant's Project Description: *"The proposed new single family home has been designed according to the current zoning parameters set forth by Charleston County. Water and sewer is served to the lot. The proposed home is designed with Lowcountry characteristics found in the Charleston market and surrounding neighborhood, built in accordance with FEMA floodplain requirements.*

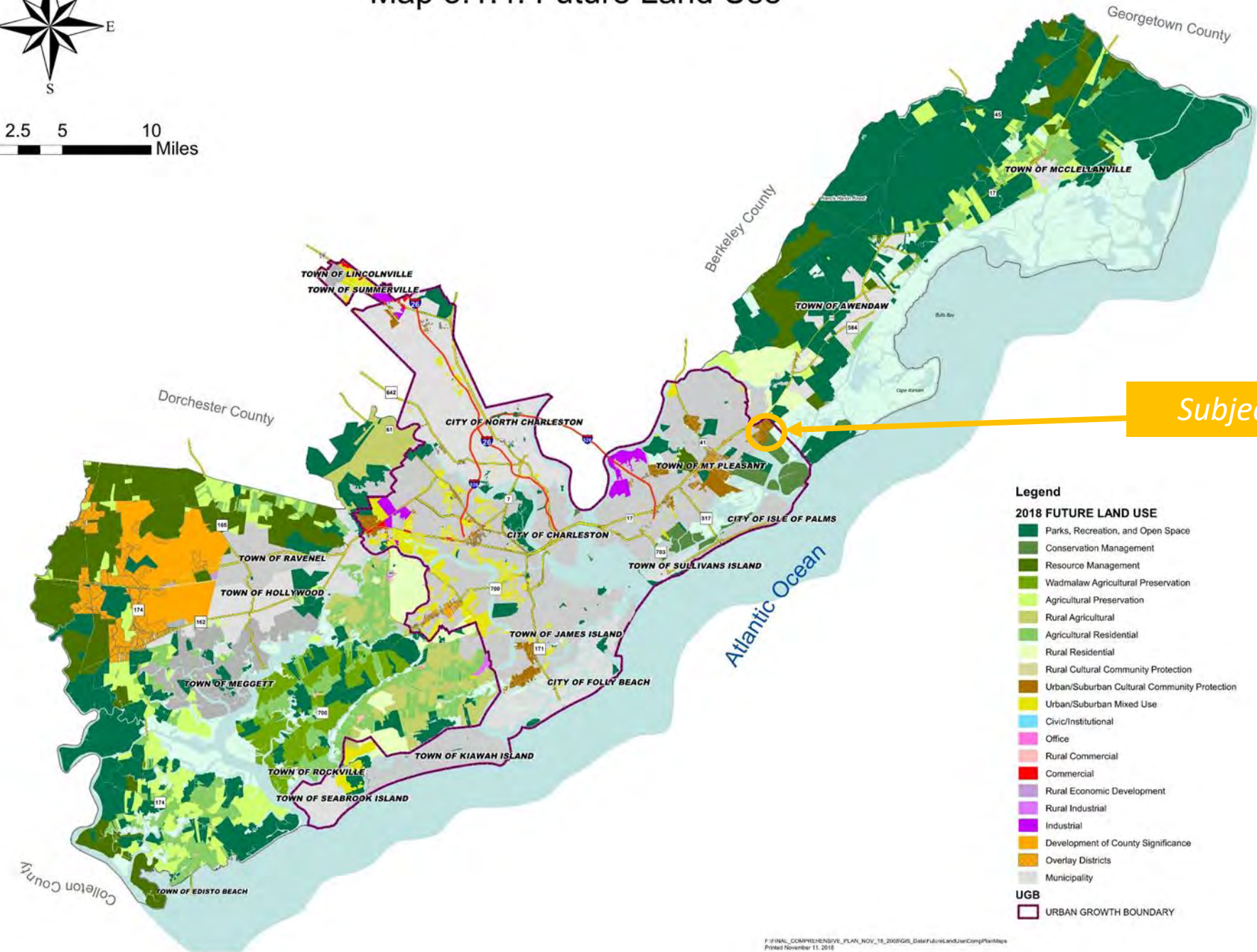
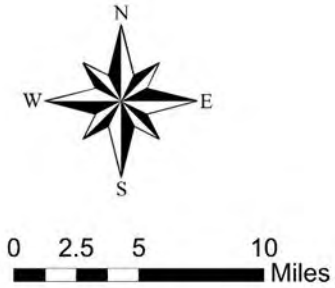
*Square Footage: 2,190*

*Stories: 2*

*Lot Coverage: 5.6%"*



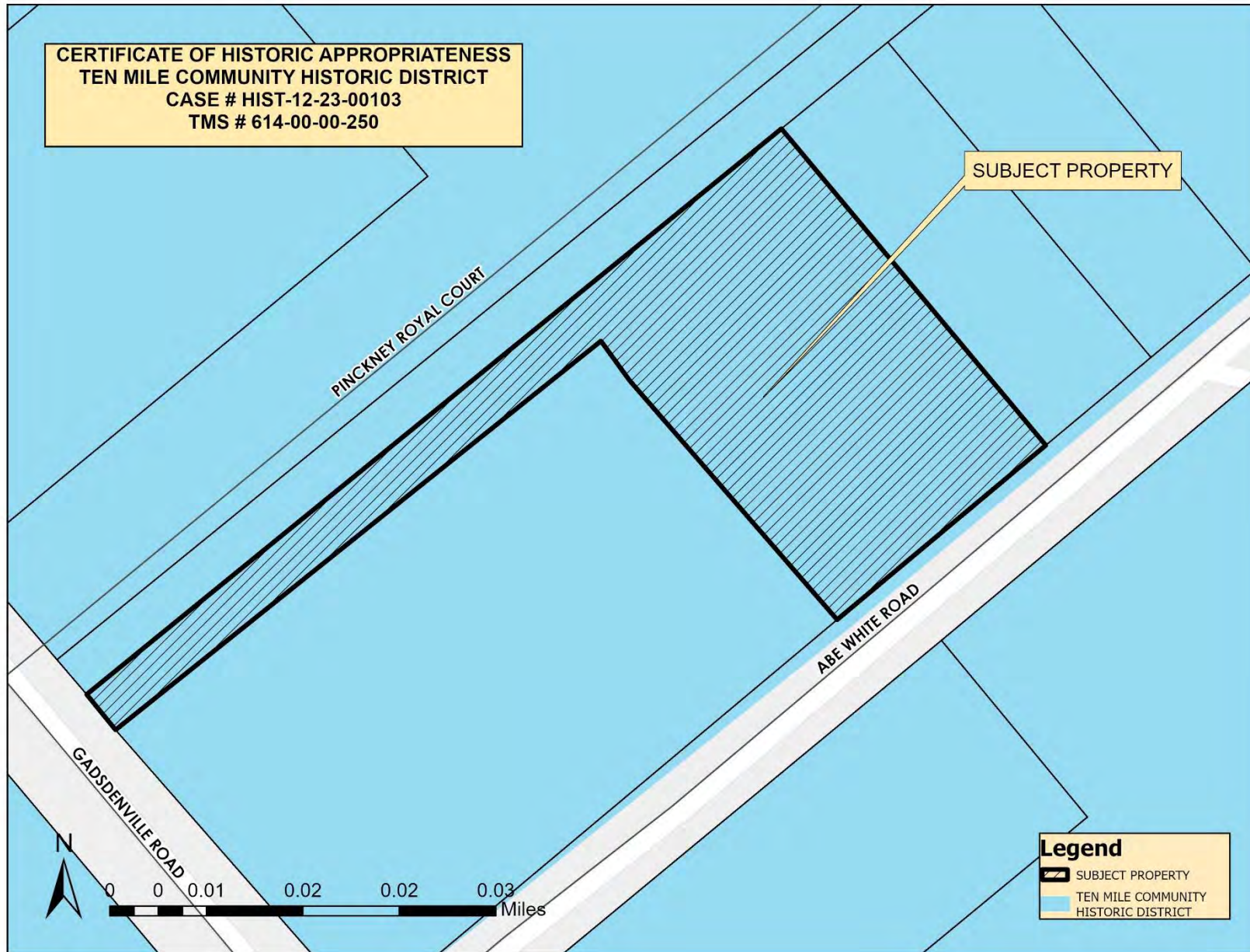
# Map 3.1.4: Future Land Use



Subject Parcel

- Legend**
- 2018 FUTURE LAND USE**
- Parks, Recreation, and Open Space
  - Conservation Management
  - Resource Management
  - Wadmalaw Agricultural Preservation
  - Agricultural Preservation
  - Rural Agricultural
  - Agricultural Residential
  - Rural Residential
  - Rural Cultural Community Protection
  - Urban/Suburban Cultural Community Protection
  - Urban/Suburban Mixed Use
  - Civic/Institutional
  - Office
  - Rural Commercial
  - Commercial
  - Rural Economic Development
  - Rural Industrial
  - Industrial
  - Development of County Significance
  - Overlay Districts
  - Municipality
- UGB**
- URBAN GROWTH BOUNDARY

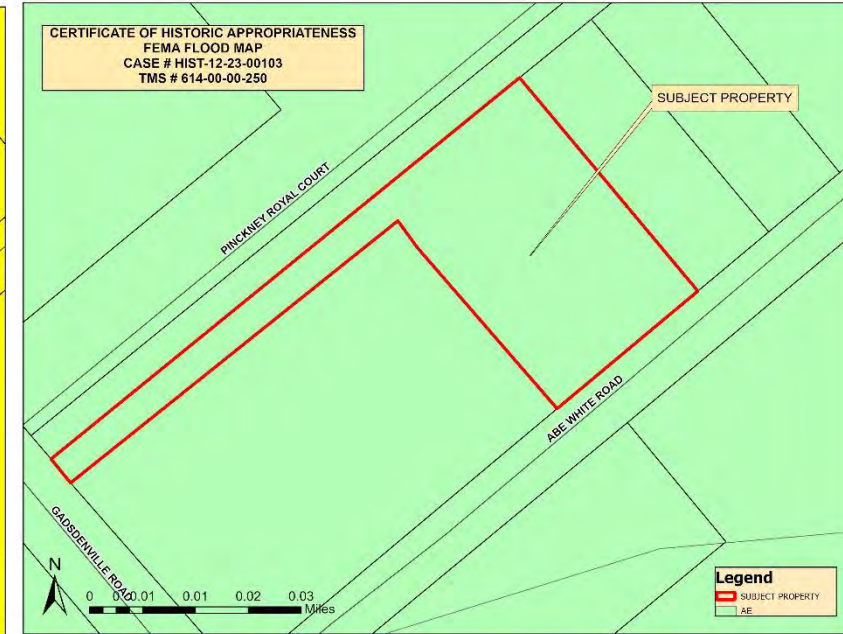
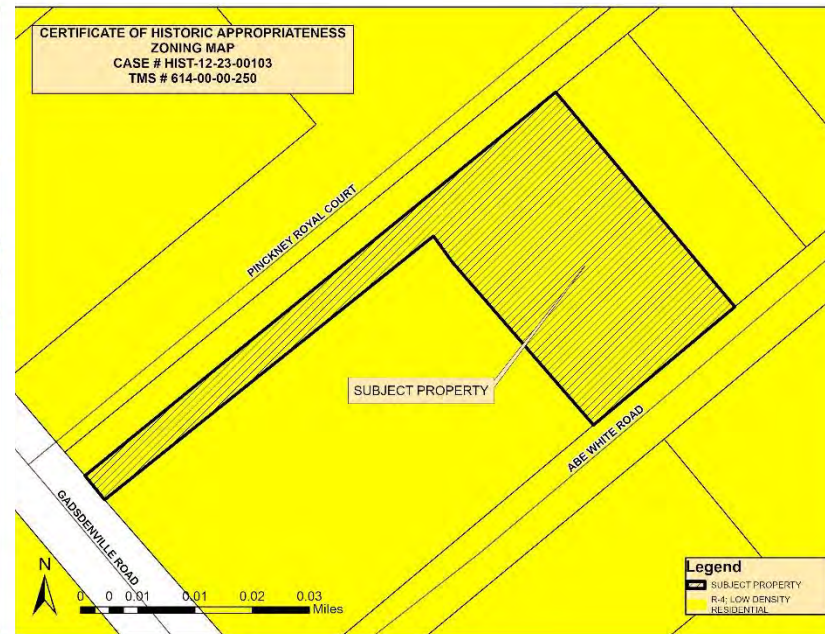
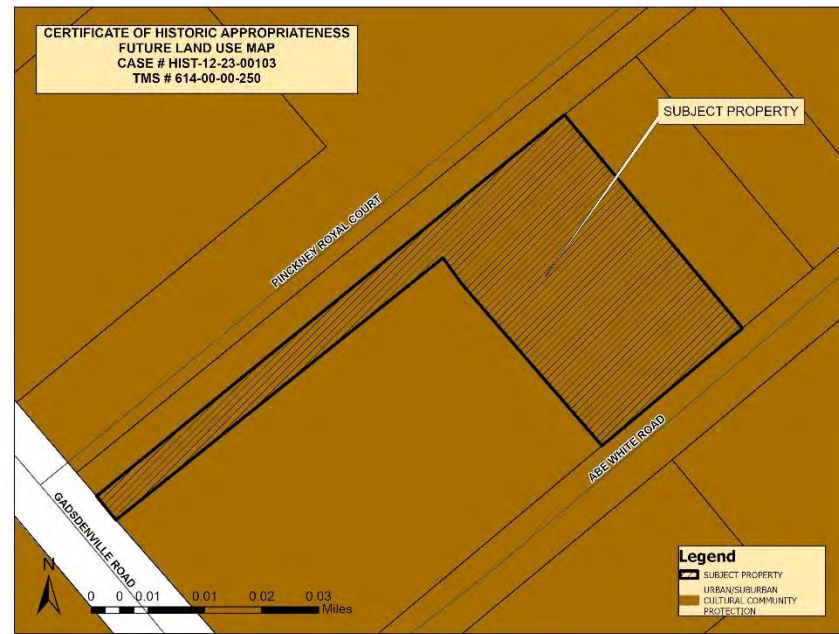
# Ten Mile Community Historic District



# 10 Mile Community Historic Significance

- On June 21, 2022, Charleston County adopted the 10 Mile Community as a locally designated historic district. At adoption, the district covered roughly 680 acres.
- The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The Survey identifies the community as needing further research to determine eligibility for listing on the National Register of Historic Places.
- Community includes land originally part of the Beehive Plantation; was established by freedman after emancipation.
- As with most African American settlement communities, 10 Mile was self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs.
- Many of the former (and current) residents of the Ten Mile Community served in the United States Military. Ten Mile residents defended the U.S. in World War I, World War II, the Vietnam War, the Gulf War, the Iraq War, and the War in Afghanistan.

# Future Land Use, Zoning, and FEMA Flood Designation



The subject property is zoned Low Density Residential (R-4) and is undeveloped. The Future Land Use designation is Urban/Suburban Cultural Community Protection. Properties to the West, East, North, and South are also zoned R-4 and contain single-family dwelling units. The subject property is in the AE-11 flood zone.



# Aerial View



# Site Photos- Subject Property



TMS 614-00-00-250  
3858 Abe White Road



TMS 614-00-00-250  
3858 Abe White Road

# Site Photos- Surrounding Properties

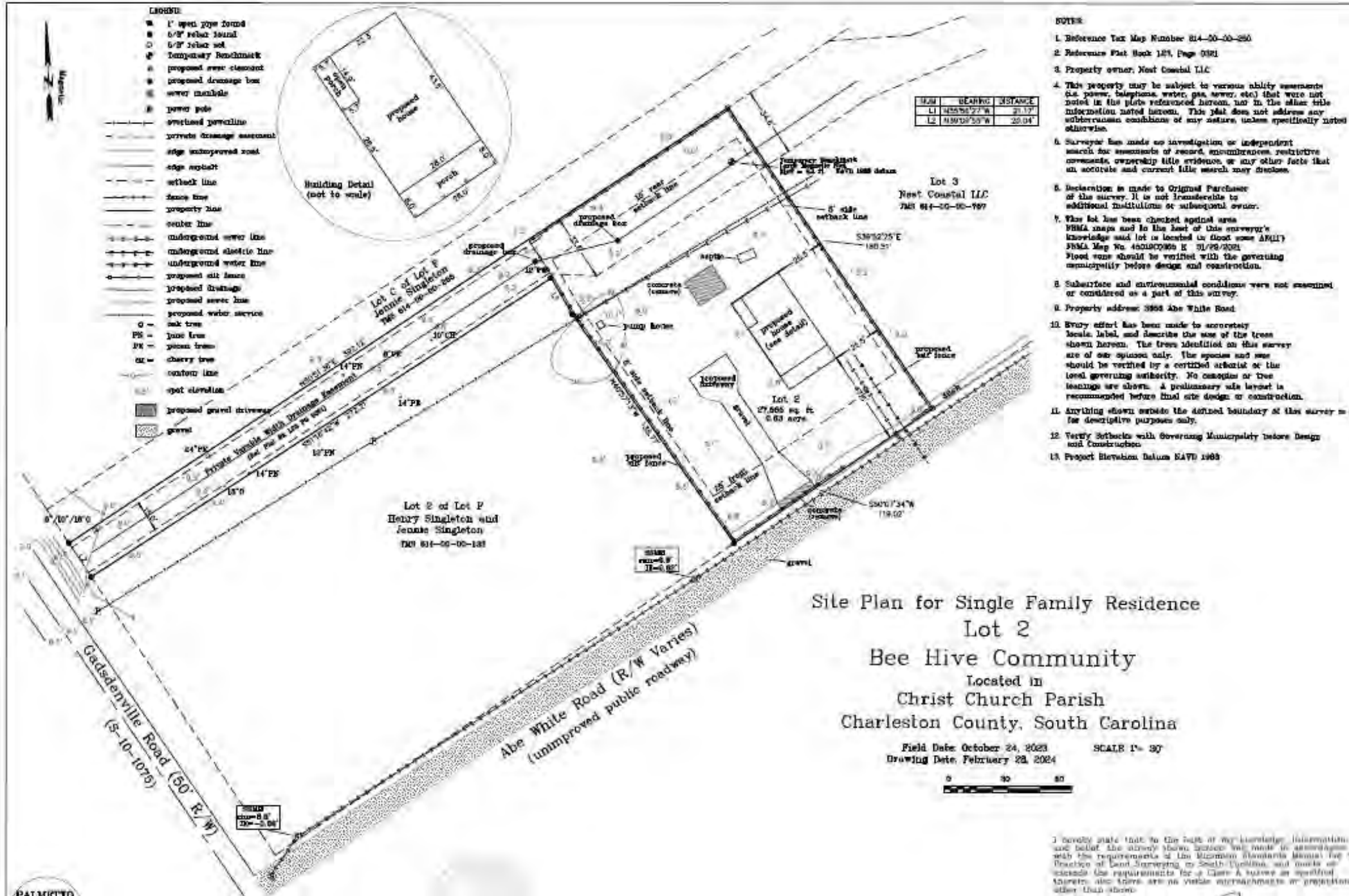


TMS 614-00-00-767  
3862 Abe White Road

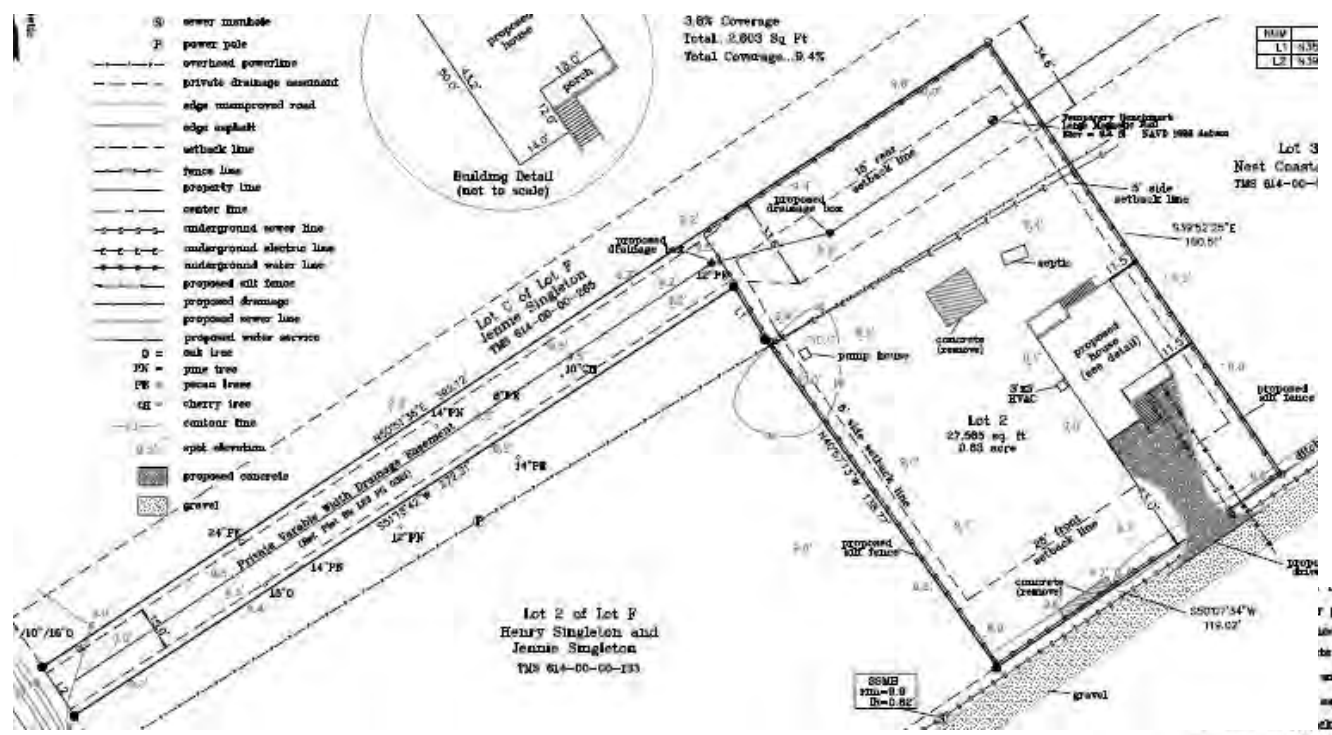


TMS 614-00-00-133  
954 Gadsenville Road

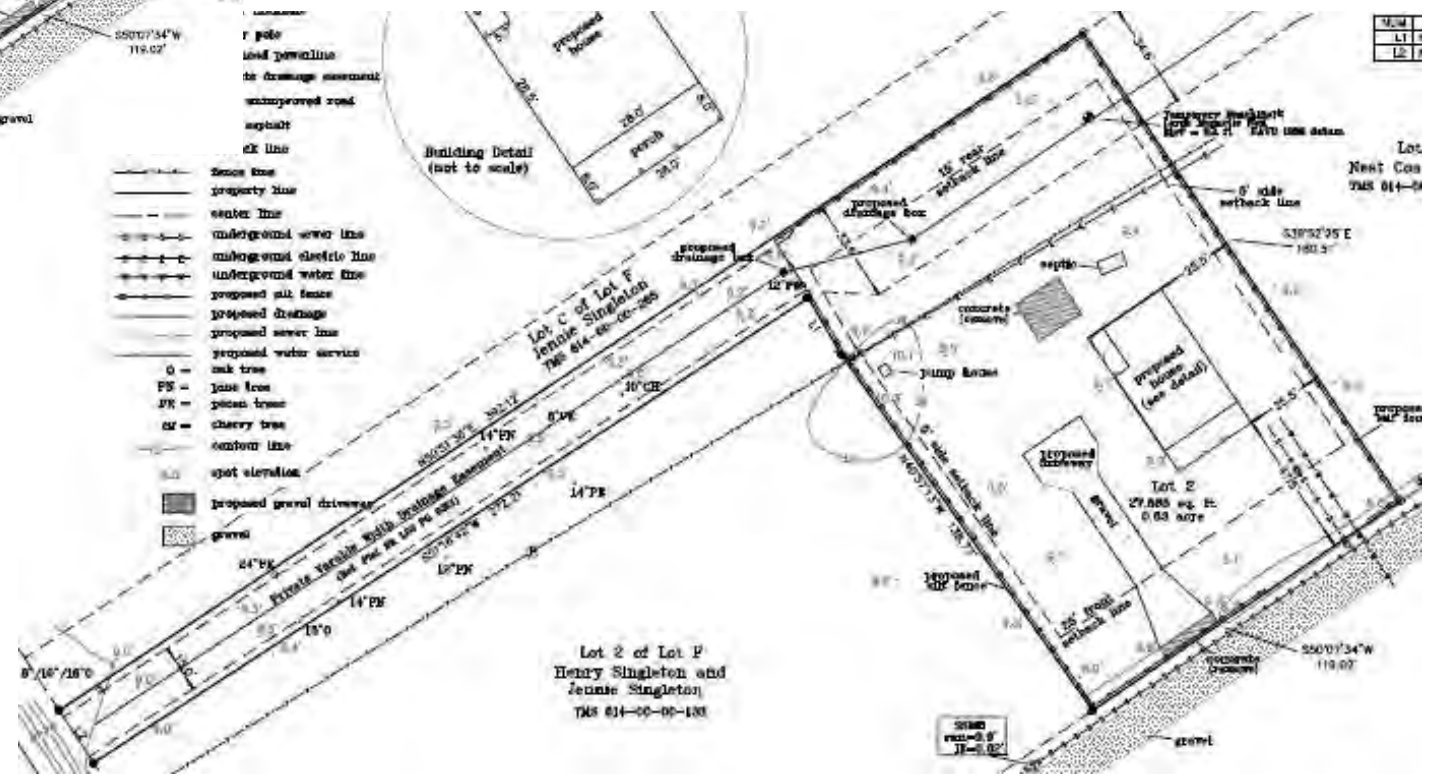
# Site Plan



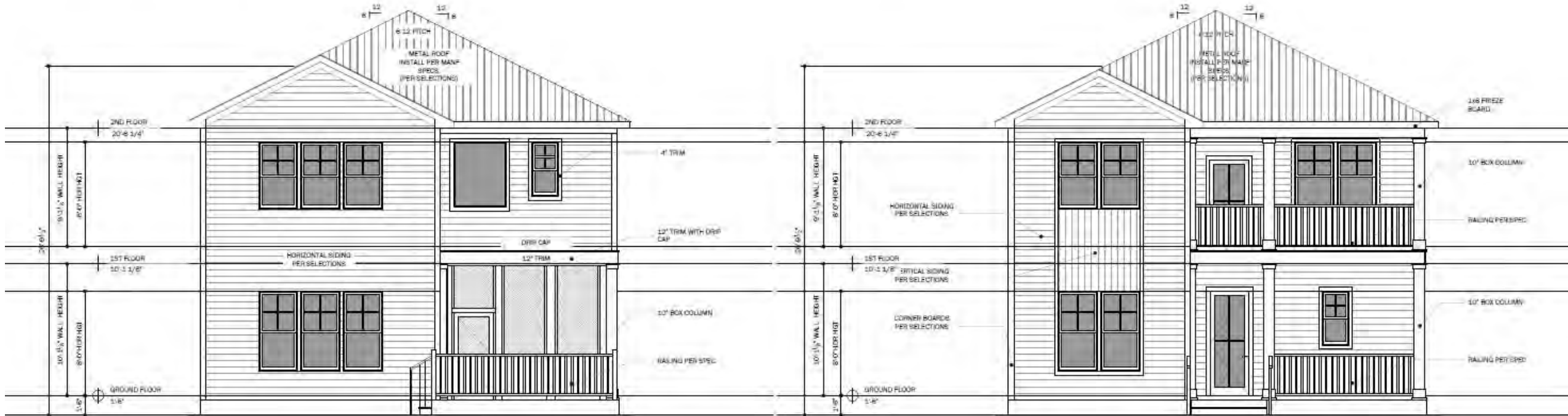
# Previous Site Plan



# New Site Plan



# Elevations



## REAR ELEVATION A

SCALE: 1/4" = 1'-0"  
3' ± 1/8" WALL HEIGHT  
WINDOW HEADERS @ 5'-0" A.F.F.

## FRONT ELEVATION A

SCALE: 1/4" = 1'-0"  
3' ± 1/8" WALL HEIGHT  
WINDOW HEADERS @ 5'-0" A.F.F.

# Previous Front Elevation



## FRONT ELEVATION A

SCALE: 3/4" = 1'-0"  
 9'-3 1/8" WALL HEIGHT  
 WINDOW HEADER @ 8'-0" A.F.F.

# New Front Elevation



## FRONT ELEVATION A

SCALE: 3/4" = 1'-0"  
 9'-3 1/8" WALL HEIGHT  
 WINDOW HEADER @ 8'-0" A.F.F.

# Elevations



**RIGHT ELEVATION A**

SCALE: 1/4" = 1'-0"  
0'-3 1/8" WALL HEIGHT  
WINDOW HEADER @ 2'-0" A.F.F.



# Elevations



## LEFT ELEVATION A

SCALE: 1/4" = 1'-0"  
8'-3 1/8" WALL HEIGHT  
WINDOW HEADER @ 8'-0" AFF

# Approval Criteria

In granting Certificate of Historic Appropriateness applications, the Historic Preservation Commission shall consider:

- a. The historic, cultural, and architectural significance of the District, Site, Building, Structure, or Object under consideration;

*Applicant Response: “The Ten Mile Community historic district boundary spans both sides of Highway 17 North In the Awendaw area. The Ten Mile Community was recognized In the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The majority of the Ten Mile Community, specifically the portion south of Highway 17, was formerly the Beehive Plantation. Based on the 1881 Plat of the Beehive Plantation, the southern portion of the community has retained the same boundaries today, less the areas that have been annexed into the Town of Mount Pleasant.*

*After slavery was abolished In the United States, many of the newly freed slaves, who were also ancestors of the current residents of the Ten Mile Community, settled on Goat Island and Capers Island, the Islands across the Intercoastal Waterway from the Ten Mile Community today, the owners allowed African Americans to live on these Islands and work for them. After a major hurricane demolished several areas on these Islands, the African Americans built canoes and sailed across the Intercoastal Waterway to the mainland. They then set up residence on the former Beehive Plantation, now known as the Ten Mile Community.*

*As with most African American settlement communities, the communities were self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs. Christianity was also Important to the community. The original residents of the Ten Mile Community first gathered for church at their "Bush Tent." The residents then raised funds to build the first church. The first church was erected in 1881. The present church, Greater Zion A.M.E. Is located at the same location on the northern boundary of the Ten Mile Community. Many of the original Inhabitants of the Ten Mile Community are buried at the Greater Zion AME Church cemetery. Additionally, there are grave markers within the 10 Mile Community that date back to 1823.”*

**Staff Response:** The Ten Mile Community Historic District was adopted by County Council on June 21, 2022 in a community-wide effort to protect the historic African American settlement community’s character and history tied to the land.

# Approval Criteria

**b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District;**

*Applicant Response: “Currently, there are no historic structures located on the property and the proposed modification to the property is a new, single-family residence. The proposed dwelling's exterior form and appearance does not affect any existing or adjacent structures. The construction of a single-family dwelling is consistent with the overall Historic District, and should have limited to no impact upon existing structures or the overall nature of the district.”*

# Approval Criteria

**b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District;**

Staff Response: The applicant is proposing a 2,190 square foot, two story, single-family dwelling unit. The applicant has revised their application to propose the home to be on an 18” raised slab, which will require bringing in one foot of fill, and reduces the overall building height by eleven feet. Additionally, the applicant has removed the garage bays altogether, opting instead for a gravel parking area to the left of the home. The impervious surface coverage would be 5.6% of the 0.63-acre existing lot of record, reduced due to the applicant’s decision to switch the proposed paved driveway to gravel. The applicant has demonstrated the design changes that have been made in order to better complement the existing fabric of the Ten Mile Community.

# Approval Criteria

c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

*Applicant Response: “We have reviewed the Standards for the Treatment of Historic Properties. The proposed home will be consistent with the overall characteristic nature of this district and historical southern Charleston architecture. This home includes lower 2-story massing, porches front and rear and an inviting entrance. The home size will be 2,200+/- sqft which is consistent with the average home sizes within the district based on the resources we have. It is a difficult task to blend the new with the historic especially because the variety of homes that exist throughout the district range from mobile homes to 2 story structures. Therefore, this plan/design does encompass the historical features found throughout the Lowcountry and this district.”*

# Approval Criteria

c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

Staff Response: The applicant has made design changes to address the scale and massing compatibility between the proposed new construction and the existing homes along Abe White Road. They have removed the drive-under garage, instead opting to move the driveway to the left of the home and create a parking area for two cars. Additionally, by switching to a raised slab, the applicant lowered the overall height of the building by eleven feet.

# Approval Criteria

d. Certificate of Historic Appropriateness applications must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District that the Historic Preservation Commission deems applicable.

Applicant Response: *“The property in question is located in the Ten Mile Historic District. There have been several new homes built along Gadsdenville Road using modern construction materials and practices, specifically 1008, 994, 986, 914, and 910 Gadsdenville Road. The existing lot sizes vary from 1/8 acre up to several acres with most homes spaced out on larger lots. Additionally, there are more dense home sites scattered throughout the district. There are some homes toward the eastern part of the Ten Mile Community that appear to have mobile homes and mid-1900 style ranch homes on them. The proposed homes will be situated on lots with larger back yards as is generally found in the district. Building materials will be of high quality, all natural wood products, no vinyl siding.”*

# Approval Criteria

d. **Certificate of Historic Appropriateness** applications must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District that the Historic Preservation Commission deems applicable.

Staff Response: There are currently four homes that utilize Abe White Road, a County Non-Standard Road, for access. Of those homes, half are manufactured housing units, and the other half are single-family dwelling units. The houses range in size from 978 to 1,496 square feet. The single-family dwelling units are ranch and bungalow style, with one story of living space. One mobile home is elevated one story. Developed lot sizes range from 0.5 to 16.05 acres. Building coverage ranges from 0.1% to 6.9%. The applicant has made changes to create greater consistency with the existing development of lots in this area of the Ten Mile Community Historic District. The proposed home has a square footage of just over 2,100 square feet, a building coverage of 5.6%, and will be two stories. The applicant has removed the proposed drive-under garage at the suggestion of the Commission, instead choosing to create an impervious parking area, along with converting the proposed driveway to gravel. The applicant also moved the home further back and towards the center of the lot, which was another Commission recommendation.



# Approval Criteria

- e. In granting a Certificate of Historic Appropriateness, the Historic Preservation Commission shall require that potential negative impacts of the proposed development be minimized through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments.

Applicant Response: *“Not applicable.”*

Staff Response: Because there is no application for Site Plan Review, this criterion is not applicable.

**Staff Recommendation:** Based on the applicant's responses, the applicable approval criteria may have been satisfied. Therefore, Staff recommends approval.

# Public Input

- **February 21, 2024 HPC Meeting:** 22 letters in opposition and a petition with 90 signatures opposing the request were received.
- **April 17, 2024 HPC Meeting:** None received.

# Notifications

## **February 21, 2024 HPC Meeting:**

- **February 2, 2024:** 754 letters were sent to owners of property located within the Ten Mile Community Historic District, non-historic district properties within 300 feet of the boundaries of the subject parcel, individuals on the Historic Preservation Interested Parties List and the East Cooper Interested Parties Lists.
- **February 2, 2024:** This meeting was advertised in the Post and Courier.

## **April 17, 2024 HPC Meeting:**

- **March 29, 2024:** 653 letters were sent to owners of property located within the Ten Mile Community Historic District, non-historic district properties within 300 feet of the boundaries of the subject parcel, individuals on the Historic Preservation Interested Parties List and the East Cooper Interested Parties Lists.
- **March 29, 2024:** This meeting was advertised in the Post and Courier.

**Certificate of Historic Appropriateness – Application Form**

**Owner Information**

<i>First Name:</i> Nest Coastal, LLC	<i>Last Name:</i>
<i>Mailing Address:</i>	P.O. Box 3965, Mooresville, NC 28117
<i>Home/Cell Phone #:</i>	843-791-2440
<i>Email Address:</i>	mlipsmeyer@nest-coastal.com

**Applicant Information** (if not being submitted by owner)

<i>First Name:</i> Mark	<i>Last Name:</i> Lipsmeyer
<i>Mailing Address:</i>	1814 Crowne Commons Way, Ste E6, Johns Island, SC 29455
<i>Home/Cell Phone:</i>	843-296-3724
<i>Email Address:</i>	mlipsmeyer@nest-coastal.com

**Property Information**

<i>Address:</i> 3858 Abe White Road, Awendaw, SC 29429	
<i>TMS #:</i> 614-00-00-250	<i>Acres:</i> .63
<i>Deed:</i> 1132-327	<i>Plat:</i> L23-0321
<i>Zoning:</i> R4	

**Description of proposed activity requiring a Certificate of Historic Appropriateness:**  
 Construsction of a single family home within the Historic Ten Mile Community.

I (we) certify that \_\_\_\_\_ is the authorized representative for my (our) Certificate of Historic Appropriateness application.

\_\_\_\_\_  
**Signature of Owner(s)** \_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Applicant (if other than owner)** \_\_\_\_\_  
**Date**

**OFFICE USE ONLY**

**Invoice Number** \_\_\_\_\_

**Amount Received** \_\_\_\_\_  Cash  Check # \_\_\_\_\_  Credit Card  Online Invoice

\_\_\_\_\_  
**Staff Signature**

\_\_\_\_\_  
**Date**

## Certificate of Historic Appropriateness – Letter of Intent

**PART I: Provide a written description of the proposal which requires a Certificate of Historic Appropriateness and the Historic District or Property for which this process is required. Please attach additional paper if more room is needed.**

The proposed new single family home has been designed according to the current zoning parameters set forth by Charleston County. Water and sewer Is served to the lot.

The proposed home is designed with Lowcountry characteristics found in the Charleston market and surrounding neighborhood, built in accordance with FEMA floodplain requirements.

Square Footage: 2,190

Stories: 2

Lot Coverage: 5.6%

**PART II: Provide a written statement addressing how the Certificate of Appropriateness request relates to and meets each criterion below. Please attach additional paper if more room is needed to respond appropriately.**

***1 a. Describe the historic, cultural, and architectural significance of the district, site, building, structure, or object which requires a Certificate of Historic Appropriateness to be obtained.***

The Ten Mile Community historic district boundary spans both sides of Highway 17 North In the Awendaw area. The Ten Mile Community was recognized In the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The majority of the Ten Mlle Community, specifically the portion south of Highway 17, was formerly the Beehive Plantation. Based on the 1881 Plat of the Beehive Plantation, the southern portion of the community has retained the same boundaries today, less the areas that have been annexed into the Town of Mount Pleasant.

After slavery was abolished In the United States, many of the newly freed slaves, who were also ancestors of the current residents of the Ten Mile Community, settled on Goat Island and Capers Island, the Islands across the Intercoastal Waterway from the Ten Mile Community today, The owners allowed African Americans to live on these Islands and work for them. After a major hurricane demolished several areas on these Islands, the African Americans built canoes and sailed across the Intercoastal Waterway to the mainland. They then set up residence on the former Beehive Plantation, now known as the Ten Mile Community.

As with most African American settlement communities, the communities were self-sufficient and relied on using the skills of its residents. The families who established the Ten Mlle Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs. Christianity was also Important to the community. The original residents of the Ten Mlle Community first gathered for church at their "Bush Tent." The residents then raised funds to build the first church. The first church was erected In 1881. The present church, Greater Zion A.M.E. Is located at the same location on the northern boundary of the Ten Mlle Community. Many of the original Inhabitants of the Ten Mlle Community are burl'd at the Greater Zion AME Church cemetery. Additionally, there are grave markers within the 10 Mlle Community that date back to 1823.

**PART II continued.**

***1 b. Describe the proposed exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District.***

Currently, there are no historic structures located on the property and the proposed modification to the property is a new, single-family residence. The proposed dwelling's exterior form and appearance does not affect any existing or adjacent structures. The construction of a single-family dwelling is consistent with the overall Historic District, and should have limited to no impact upon existing structures or the overall nature of the district.

***1 c. Applications for new construction, alteration, repair, rehabilitation, or restoration, describe how the proposed work will use the Secretary of the Interior's Standards for the Treatment of Historic Properties.***

We have reviewed the Standards for the Treatment of Historic Properties. The proposed home will be consistent with the overall characteristic nature of this district and historical southern Charleston architecture. This home includes lower 2-story massing, porches front and rear and an inviting entrance. The home size will be 2,200+/- sqft which is consistent with the average home sizes within the district based on the resources we have. It is a difficult task to blend the new with the historic especially because the variety of homes that exist throughout the district range from mobile homes to 2 story structures. Therefore, this plan/design does encompass the historical features found throughout the Lowcountry and this district.

**PART II continued.**

***1 d. Describe how the proposal demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District. (This criterion is only applicable to properties within a Historic District; or for Site Plan Review proposals within 300 feet of Historic Districts.)***

The property in question is located in the Ten Mile Historic District. There have been several new homes built along Gadsdenville Road using modern construction materials and practices, specifically 1008, 994, 986, 914, and 910 Gadsdenville Road. The existing lot sizes vary from 1/8 acre up to several acres with most homes spaced out on larger lots. Additionally, there are more dense home sites scattered throughout the district. There are some homes toward the eastern part of the Ten Mile Community that appear to have mobile homes and mid-1900 style ranch homes on them. The proposed homes will be situated on lots with larger back yards as is generally found in the district. Building materials will be of high quality, all natural wood products, no vinyl siding.

***2. Describe how the proposal minimizes potential negative impacts through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments, etc. (This criterion is only applicable for Site Plan Review proposals on or within 300 feet of a Historic Property).***

Not applicable.



FOR APPROVAL STAMPS

**RECORDED**

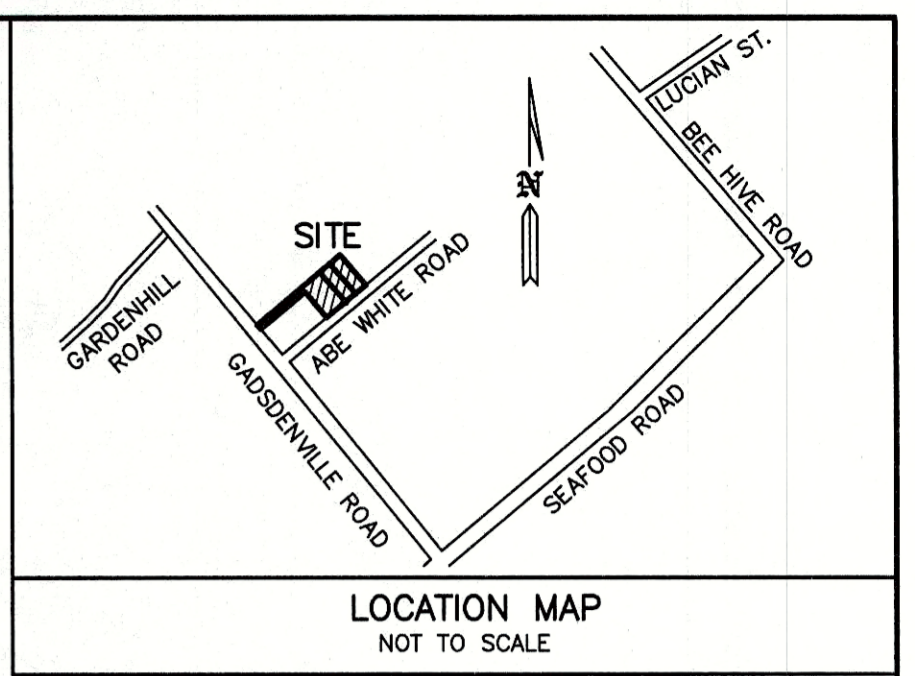
DATE: 8/18/2023 TIME: 9:45:00 AM  
 Book-Page: L23 0321 DocType: Large Plat  
 Karen Hollings, Register of Deeds, Charleston County, SC

Record Fee: \$25.00  
 Postage: \$0.00  
 TOTAL: \$25.00  
 Drawer: [ ]  
 Clerk: [ ]

Location: BEE HIVE

APPROVED PLAT

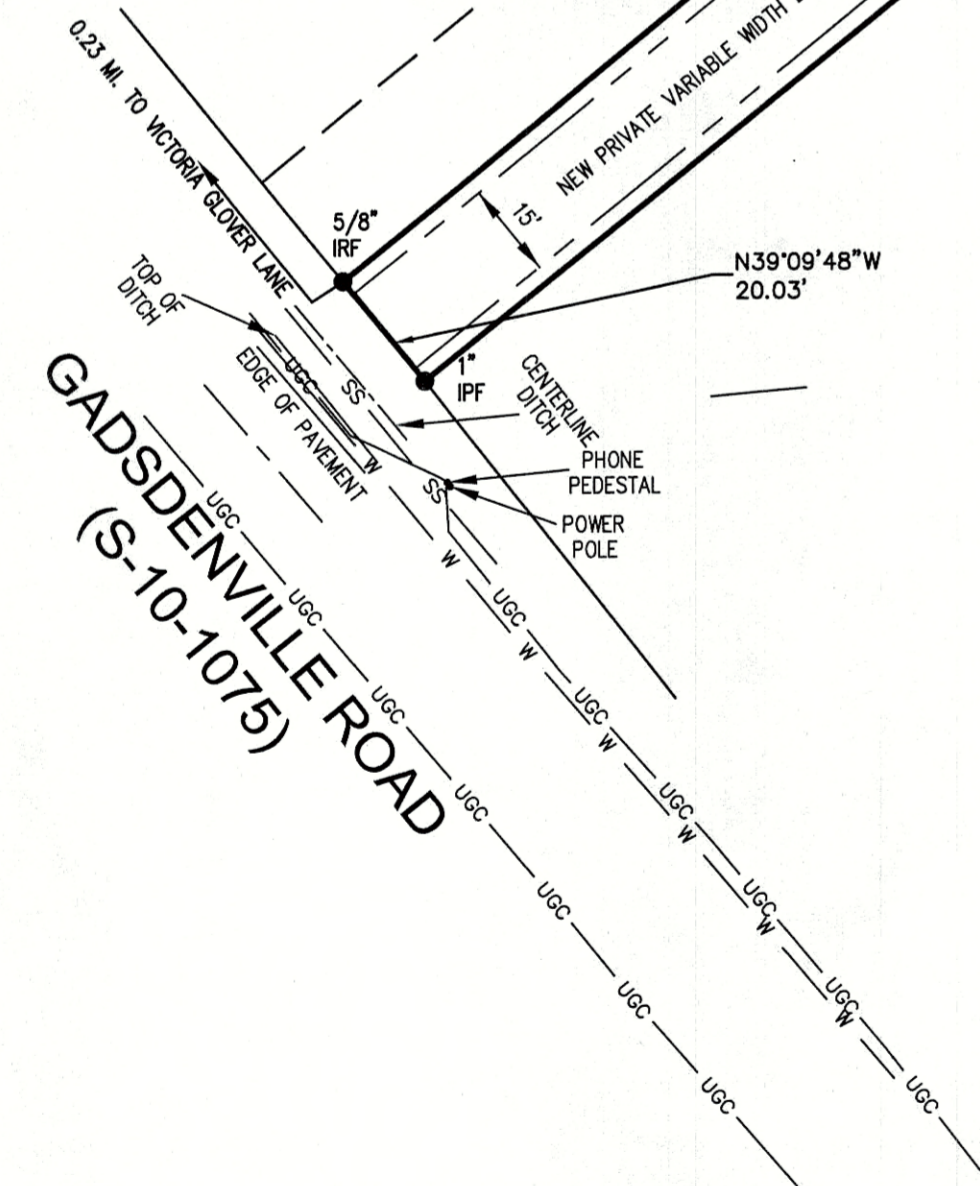
*James Andrew Dreyfus*  
 Director of Planning  
 Charleston County Planning Commission  
 SBDV-02112 08-17-23  
 Appl# Date



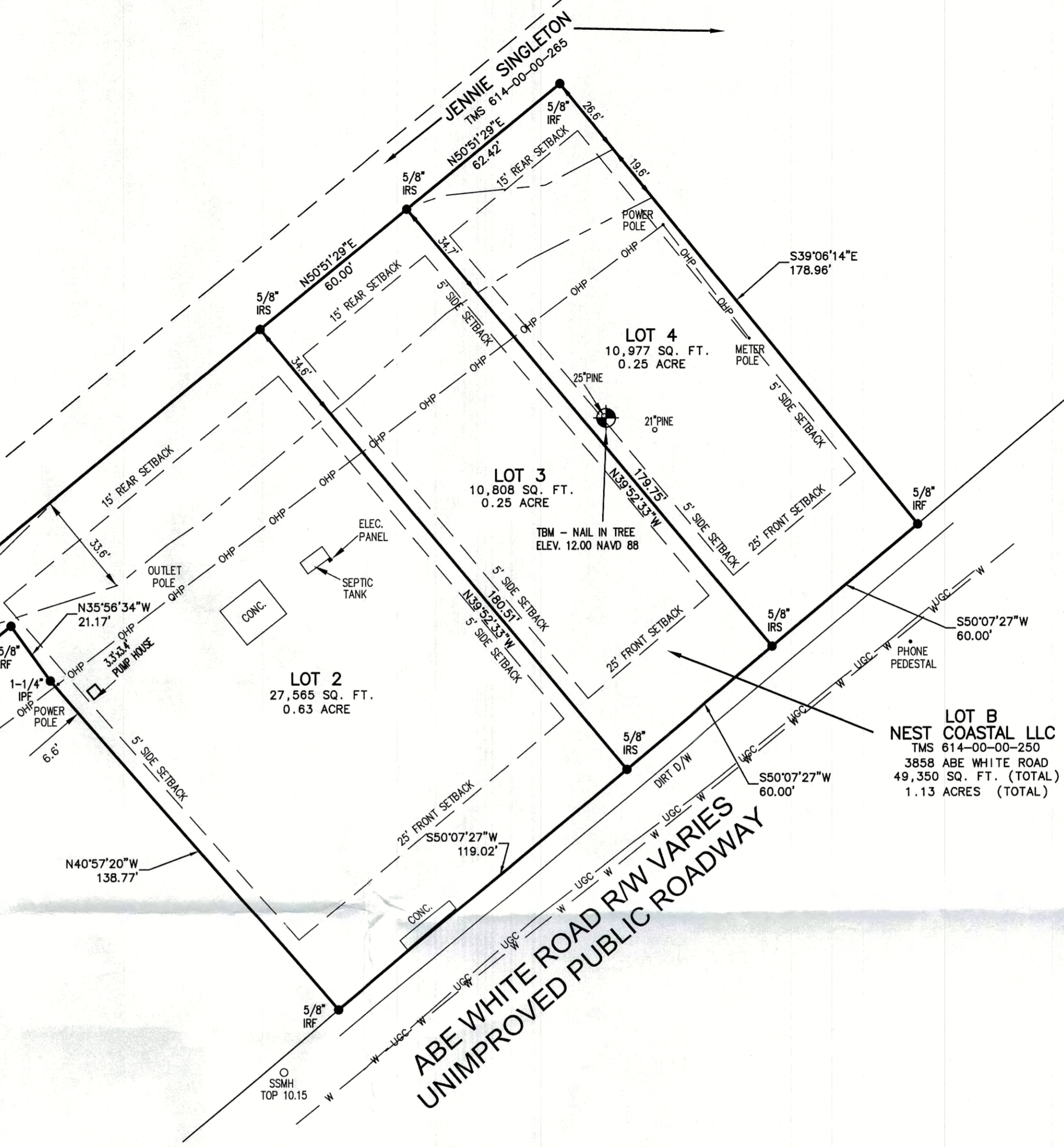
STATE PLANE

THE NEW VARIABLE WIDTH DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE USE OF THE PUBLIC. THE PROPERTY OWNERS OF THESE LOTS GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM.

*[Signature]*



HENRY SINGLETON  
 JENNIE SINGLETON  
 TMS 614-00-00-133



SSMH  
 TOP 10.31

- LEGEND**
- IPF IRON PIPE FOUND
  - IRF IRON REBAR FOUND
  - IRS IRON REBAR SET
  - SSMH SANITARY SEWER MANHOLE
  - X9.3 EXISTING ELEVATION
  - OHP OVERHEAD POWER LINE
  - SS SANITARY SEWER LINE
  - UGC UNDERGROUND COMMUNICATIONS LINE
  - W WATER LINE

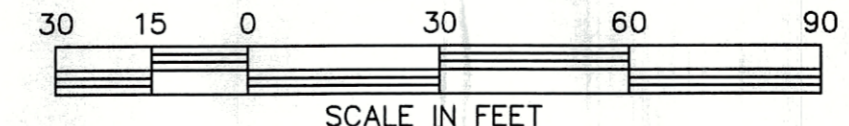
- ZONING:**
- R-4  
 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS  
 MAXIMUM DENSITY 4 DWELLING UNITS PER ACRE  
 MINIMUM LOT AREA  
 WITH PUBLIC WATER AND SEWER 7,250 SQUARE FEET  
 WITHOUT PUBLIC WATER AND SEWER 10,000 SQUARE FEET  
 MINIMUM LOT WIDTH 14,500 SQUARE FEET  
 MINIMUM SETBACKS 60 FEET
- FRONT 25 FEET  
 INTERIOR SIDE 5 FEET  
 REAR 15 FEET  
 OCRM CRITICAL LINE 35 FEET  
 MAXIMUM BUILDING COVER 30% OF LOT  
 MAXIMUM HEIGHT 35 FEET

- REFERENCES:**
- PLAT BY W. L. GAILLARD LAST REVISED JAN. 2, 1990, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BY PAGE 58
  - PLAT BY EDWARD GLEN CHEARS DATED MAY 18, 2012, PREPARED FOR CHARLESTON COUNTY PUBLIC WORKS RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK S13 PAGE 0066
  - PLAT BY E. M. SEABROOK, JR., INC. DATED MAY 3, 2022, NOT RECORDED

- NOTES:**
- AREA DETERMINED BY COORDINATES
  - BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0365 K DATED JANUARY 29, 2021, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 11').
  - THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING SUBSURFACE GRAVE SITES THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.
  - THERE IS PUBLIC WATER AND SEWER AVAILABLE IN ABE WHITE ROAD.
  - THERE ARE NO GRAND TREES ON THESE LOTS.

# BEE HIVE AREA CHRIST CHURCH PARISH CHARLESTON COUNTY, S. C.

PLAT OF THE SUBDIVISION OF LOT B (TMS 614-00-00-250)  
 CONTAINING 1.13 ACRES OWNED BY NEST COASTAL LLC  
 INTO LOT 2 CONTAINING 0.63 ACRE  
 AND LOTS 3 AND 4 BOTH CONTAINING 0.25 ACRE

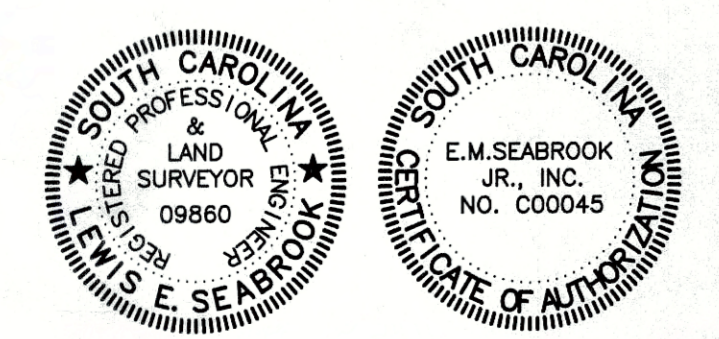


SCALE: 1" = 30'

FEBRUARY 27, 2023  
 REVISED AUGUST 7, 2023

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

*Lewis E. Seabrook* 2/15/23  
 LEWIS E. SEABROOK  
 CIVIL ENGINEER & LAND SURVEYOR  
 S. C. REG. NO. 09860  
 P. O. BOX 26  
 MOUNT PLEASANT, S. C. 29465  
 (843) 884-4496



**E.M. SEABROOK**  
 Engineers | Surveyors  
 1037 Chuck Dawley Blvd.  
 Building F - Suite 200  
 Post Office Box 96  
 Mount Pleasant, SC 29465  
 Phone (843) 884-4496  
 www.emseabrook.com

NAVD 88

17197-02 NEST COASTAL - ABE WHITE ROAD

# NEST HOMES

We Create Homes That Capture Your Essence, Fire Your Creativity and Enhance Your Life  
 236 Raceway Drive, Suite 7 • Mooresville, North Carolina 28117 • Tel: 704.208.4251  
 www.nesthomes.com

## LIEBEN

ELEVATION A



February 19, 2024



LIEBEN - 2 STORY  
 3858 Abe White Rd  
 Awendaw, SC 29429

COVER SHEET

February 19, 2024

CS1

ABBREVIATIONS			
AB	ANCHOR BOLT	MB	MOISTURE BARRIER
ABV	ABOVE	MDF	MEDIUM DENSITY FIBERBOARD
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
AP	ACCESS PANEL	MO	MASONRY OPENING
		MONO	MONOLITHIC
BD	BOARD	NTS	NOT TO SCALE
BM	BEAM		
BRG	BEARING	O/C	ON CENTER
		OH	OVERHEAD
C/C	CENTER TO CENTER	OHD	OVERHEAD DOOR
CJ	CONTROL JOINT	OPG	OPENING
CL	CENTER LINE		
CLG	CEILING	PB	PUSH BUTTON
CLR	CLEAR	PF	PORTAL FRAME
CM	CARBON MONOXIDE DETECTOR	PH	PHONE
CO	CASED OPENING	PLTF	PLATFORM
		PLWD	PLYWOOD
DH	DOUBLE HUNG	PNL	PANEL
DL	DEAD LOAD	PREFAB	PREFABRICATION
DO	DRYWALL OPENING		
EJ	EXPANSION JOINT	RA	RETURN AIR
		REINF	REINFORCEMENT
FF	FINISH FLOOR	RO	ROUGH OPENING
FND	FOUNDATION	SD	SMOKE DETECTOR
FP	FIREPROOF	SF	SQUARE FOOT/FEET
FR	FIRE RATING		
FT	FEET/FOOT	SH	SINGLE HUNG
FTG	FOOTING	SHLV	SHELF/SHELVING
		SQ	SQUARE
		STD	STANDARD
GB	GYPSUM BOARD		
GFI	GROUND FAULT INTERRUPTED	TEMP	TEMPERED
GYP	GYPSUM	TV	TELEVISION
HB	HOSE BIB	VENT	VENTILATION
HDR	HEADER	VP	VAPOR PROOF
JST	JOIST		
		WL	WIND LOAD
LAM	LAMINATE/LAMINATED	WP	WATERPROOF/WEATHERPROOF
LB	LOAD BEARING	WWF	WELDED WIRE FABRIC
LL	LIVE LOAD		
LT	LAUNDRY TUB		

**GENERAL NOTES:**

- DESIGN BASED ON 2021 SOUTH CAROLINA RESIDENTIAL BUILDING CODES FOR SOUTH CAROLINA SIZES AND 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE FOR SOUTH CAROLINA SIZES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2021 SOUTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES. CONSTRUCTION PROJECTS IN S.C. SHALL BE IN ACCORDANCE WITH THE (IRC) INTERNATIONAL RESIDENTIAL BUILDING CODE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS.
- DO NOT SCALE DIMENSIONS FROM PROJECT DRAWINGS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
- ALL FLOOR PLAN DIMENSIONS ARE FROM INSIDE OF STUD TO INSIDE
- ALL INTERIOR DOORS ARE 6" OFF THE CORNER OR CENTERED ON THE WALL UNLESS OTHERWISE NOTED.
- BEAM, TRUSS AND/OR 1" JOIST LAYOUT OR SIZES SHALL NOT DEVIATE FROM THIS PLAN UNLESS APPROVED BY A LICENSED STRUCTURAL ENGINEER.
- PROVIDE CORROSION RESISTANT FLASHING AT EXTERIOR LOCATIONS---WINDOWS HEADS AND SILLS, ROOF TO WALL INTERSECTIONS, CHIMNEY TOPS, ECT.
- PROVIDE SOFFIT VENTS, RIDGE VENTS, GABLE LOUVERS ETC. TO ALLOW FOR VENTILATION OF ATTIC AS REQUIRED BY CODE.
- PROVIDE DOUBLE LAYER UNDERLAYMENT ON ALL ROOF SLOPES LESS THAN 5:12.
- GRADE NOTED ON ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER SITE CONDITIONS/CONSIDERATIONS.
- R 312.2-GUARDRAIL HEIGHT NOT LESS THAN 36" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE
- R 312.3-REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT WHICH ALLOW A PASSAGE OF A 4" SPHERE
- R 311.7.1-HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38"

**DRAWING INDEX**

ARCHITECTURALS  
 CS1 COVER SHEET

ELEVATIONS  
 A1.0 FRONT & REAR ELEVATION  
 A1.1 SIDE ELEVATION  
 A1.2 SIDE ELEVATION

FOUNDATIONS  
 F1.0 FOUNDATION PLAN

FLOOR PLANS  
 A3.0 FIRST FLOOR PLAN  
 A3.1 SECOND FLOOR PLAN

FLOOR PLAN OPTIONS  
 A4.0 KITCHEN CABINET LAYOUT/ DETAILS

ROOF PLAN  
 A5.0 ROOF PLAN

ELECTRICAL  
 E3.0 FIRST FLOOR ELECTRICAL PLAN  
 E3.1 SECOND FLOOR ELECTRICAL PLAN

**SQUARE FOOTAGE**  
 ELEVATION A

FIRST FLOOR	1046 SQ. FT.
SECOND FLOOR	1144 SQ. FT.
TOTAL LIVING	2190 SQ. FT.
FRONT PORCH	108 SQ. FT.
REAR PORCH	266 SQ. FT.
SECOND FLR PORCH	108 SQ. FT.

SQUARE FOOTAGE IS CALCULATED FROM THE OUTSIDE SURFACE OF EXTERIOR WALLS.

**VICINITY MAP**

COVER SHEET

REVISIONS		
NO.	DATE	DESCRIPTION

**SPECIAL NOTES**

- 
-



February 19, 2024

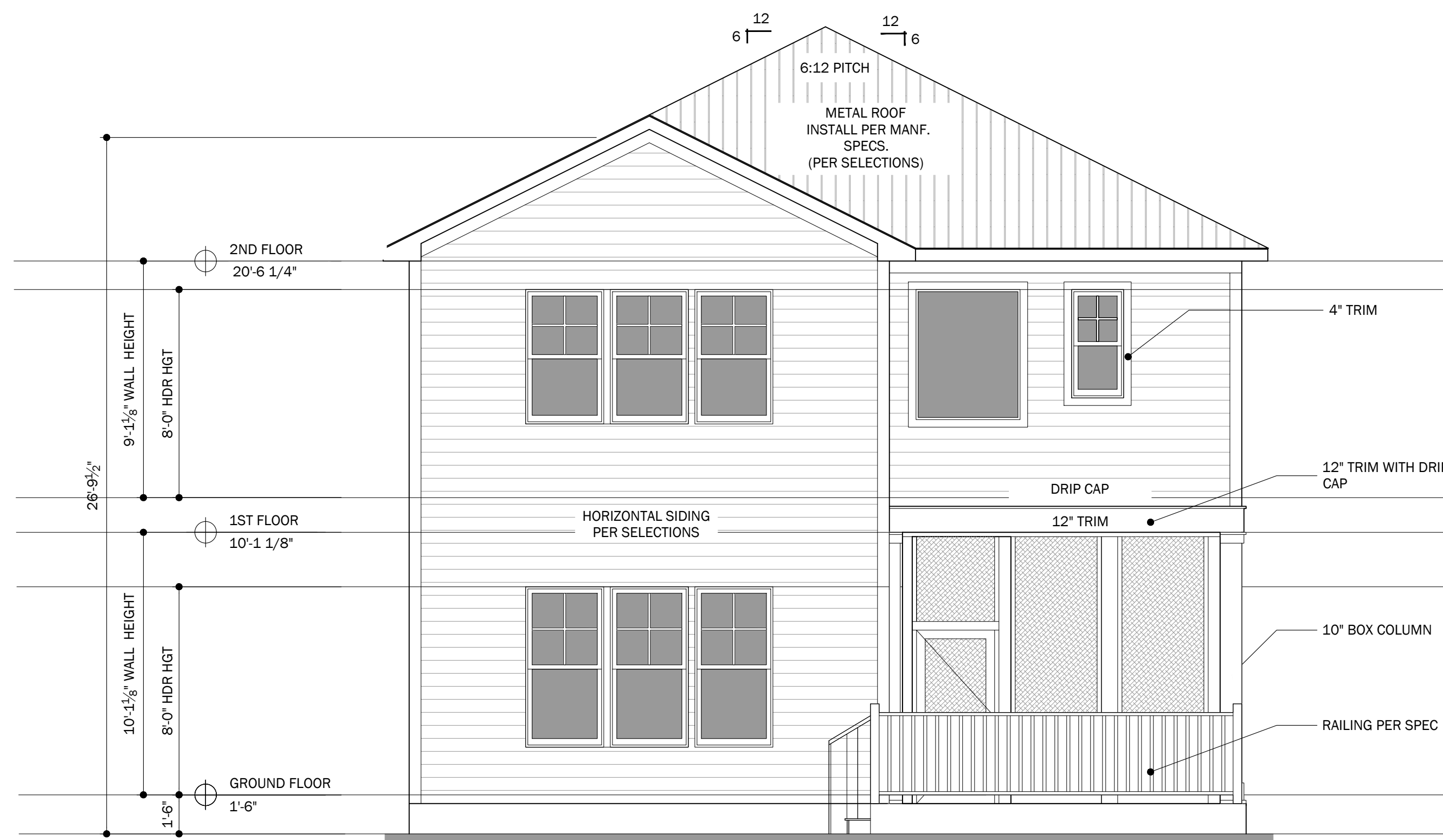


LIEBEN - 2 STORY

FRONT & REAR ELEVATION

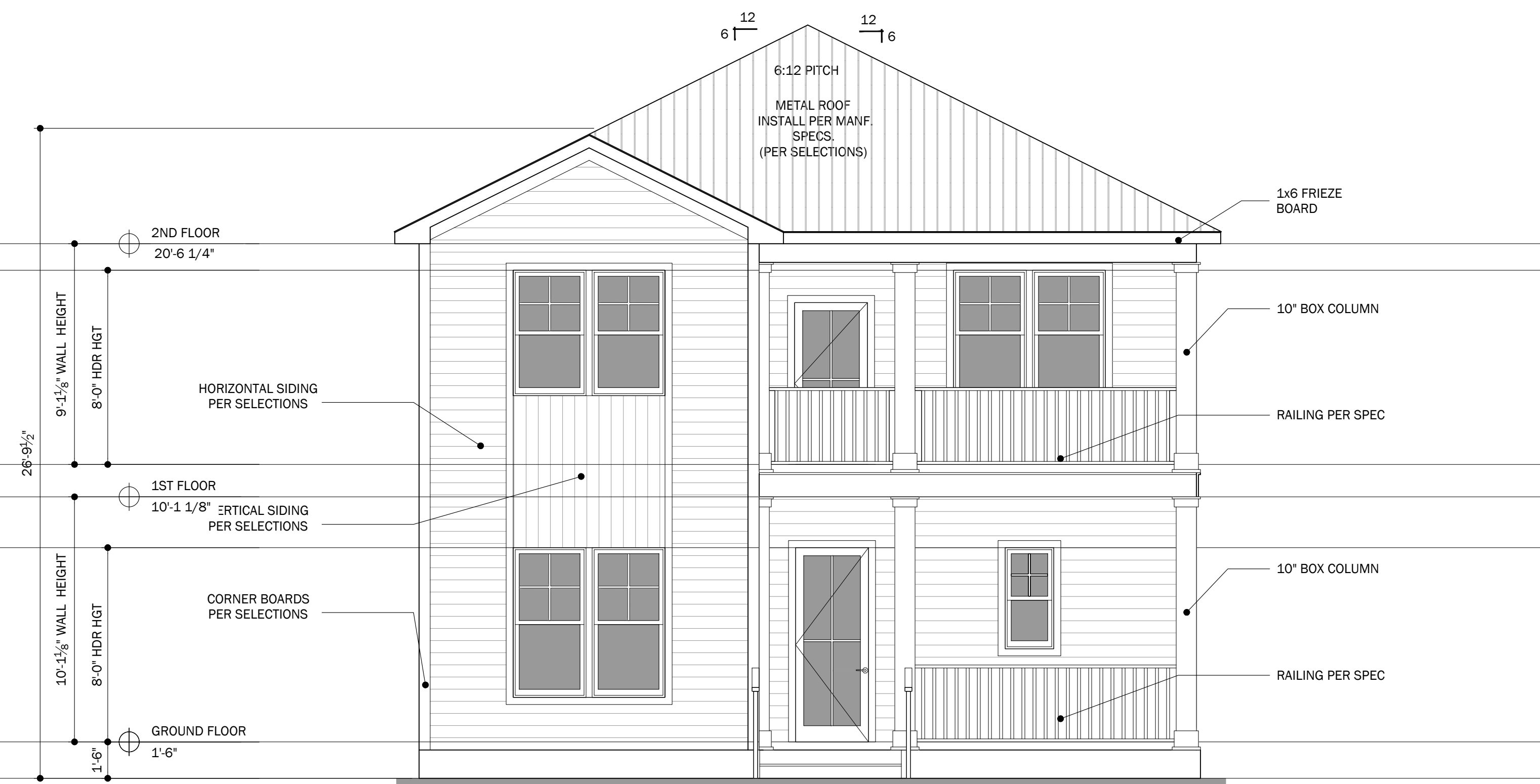
February 19, 2024

**A1.0A**



**REAR ELEVATION A**

SCALE: 1/4" = 1'-0"  
 9'-1 1/8" WALL HEIGHT  
 WINDOW HEADER @ 8'-0" A.F.F.



**FRONT ELEVATION A**

SCALE: 1/4" = 1'-0"  
 9'-1 1/8" WALL HEIGHT  
 WINDOW HEADER @ 8'-0" A.F.F.



February 19, 2024



**RIGHT ELEVATION A**

SCALE: 1/4" = 1'-0"  
 9'-1 1/8" WALL HEIGHT  
 WINDOW HEADER @ 8'-0" A.F.F.



LIEBEN - 2 STORY

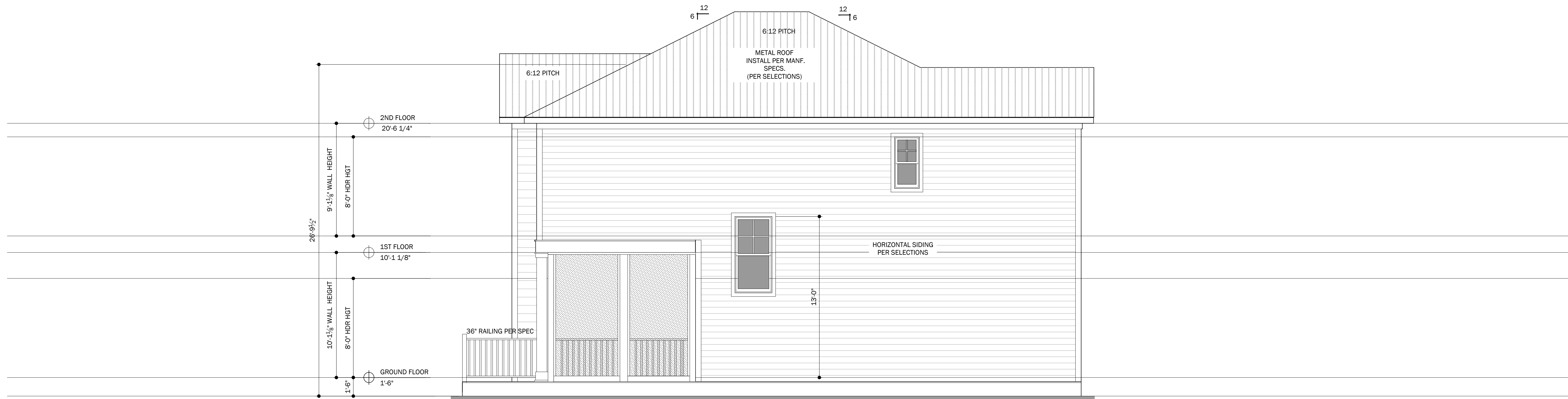
LEFT & RIGHT ELEVATION

February 19, 2024

**A1.1A**



February 19, 2024



**LEFT ELEVATION A**

SCALE: 1/4" = 1'-0"  
 9'-1 1/8" WALL HEIGHT  
 WINDOW HEADER @ 8'-0" A.F.F.



LIEBEN - 2 STORY

LEFT & RIGHT ELEVATION

February 19, 2024

**A1.2A**



**HIST-12-23-00103**  
**February 21, 2024**  
**Meeting**  
**Public Input**

**From:** [Fran W](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Monday, February 19, 2024 3:11:03 PM  
**Attachments:** [Opposition to HIST-12-23-00103 LetterFPW 21Feb2024 .pdf](#)

---

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Historic Preservation Commissioners,

Attached is a petition with signatures in opposition to the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250).

Regards,

Ms. Frances P. White



Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)

**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

Printed Name	Signature
CHARLES P SINGLER	3961 LUCAN ST.
MOSATKA IS FROST	<del>Mosatika Is Frost</del>
LaShonda Middleton	LaShonda Middleton
Lucille Mitchell	Lucille Mitchell
Betty S. James	Betty S. James
Caemell James	Caemell James
Louvinc Waiters	Louvinc Waiters
<del>Patrice Edwards Jones</del>	<del>Patrice Edwards Jones</del>
SABRINA JENKINS	Sabrina Jenkins

Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)

Printed Name	Signature
To Ann Howard	To Ann Howard
Phelma Brown	Phelma Brown
GEORGE Manigault	George Manigault
Charles Singleton	Charles Singleton
Leo Jenkins	Leo Jenkins
Izetta C. Supton	Izetta C. Supton
Peggy Jenkins	Peggy Jenkins
Danyelah Singleton	Danyelah Singleton
Inez Singleton	Inez Singleton
Jean Pinckney	Jean Pinckney
Betty P. White	Betty P. White
FRANCIS WHITE	Francis White
Clara Ravenel	Clara Ravenel
Jerome Bennett	Jerome Bennett
Carolyn Wright Bennett	Carolyn Wright Bennett
Mijishia Bennett	Mijishia Bennett
Cheryl Ann Galloway	Cheryl Ann Galloway
Mildred G. White	Mildred G. White

Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)

Printed Name	Signature
Reggie Hutchinson	Reggie Hutchinson
Jeanette P. Singleton	Jeanette P. Singleton
Jermaine Gilliard	Jermaine Gilliard
Barbara Hilliard	Barbara Hilliard
Nathaniel Hilliard	Nathaniel Hilliard
Alifay Edwards	Alifay Edwards
Charnette Singleton	Charnette Singleton
EARSILEE NESBITT	Earsilee Nesbitt
Carolyn Wright	Carolyn Wright
Louis Wright	Louis Wright
Bridget White	Bridget White
Elaine Crandall	Elaine Crandall
Casey Jenkins	Casey Jenkins
Stanley Brown	Stanley Brown
Alber H. Green	Alber H. Green
Renee Lemmer	
Pauline Wright	Pauline Wright

Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)

Printed Name	Signature
Rose Marie Brown	<i>Rose Marie Brown</i>
Leslie Brown	<i>Leslie Brown</i>
Victor Joe Hendrix	<i>Victor J Hendrix</i>
Shawn Brown	<i>Shawn Brown</i>
John Brown	<i>John Brown</i>
Wayne Brown	<i>Wayne Brown</i>
Jessica Swinton	<i>Jessica Swinton</i>
Tyler Swinton	<i>Tyler Swinton</i>
Judica Campbell	<i>Judica Campbell</i>

Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)

Printed Name	Signature
Janeas Matthews	Janeas Matthews
Pauline Wright	Pauline Wright
Elizabeth Coleman	Elizabeth Coleman
Felicia J. WRIGHT	Felicia J. Wright
Mary L. Quarles	Mary L. Quarles
Dana M. Coleman	Dana M. Coleman
Shonda Coleman	Shonda Coleman
Carla Pinckney	Carla Pinckney
Lou Ester Pinckney	Lou Ester Pinckney
Tara Pinckney	Tara Pinckney
Tonya E. Misuraca	Tonya E. Misuraca
Loumeray Wright	Loumeray Wright
Desmond Howard	Desmond Howard
Joyce L. Taylor	Joyce L. Taylor
Supra B. Pearson	Supra B. Pearson
Lena Jenkins	Lena Jenkins
Ethel H. Washington	Ethel H. Washington
Helen Hinton	Helen Hinton

Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)

Printed Name	Signature
Leslie Wright	Leslie Wright
Gwendolyn L. Singleton	Gwendolyn C. Singleton
Rasheida Brown	Rasheida Be
Leann Sanders	Leann Sanders
Delawn H. Keibuch	Delawn H. Keibuch
Estelle Warren	Estelle Warren
Rochelle A. Jackson	Rochelle A. Jackson
Byron E. Jackson	Byron E. Jackson
Ryan E. Jackson	Ryan E. Jackson
Barbara Moss	Barbara Moss
Lorena Smith	Lorena Smith
Susan Mangum	Susan Mangum
Herbert L. Smith	Herbert L. Smith
Margery Gammage	Margery Gammage
June Fuller	June Fuller
Candice Sisco	Candice Sisco
Lesley Smalls	Lesley Smalls

**From:** [Moses](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Thursday, February 15, 2024 8:01:10 AM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

Moses

**From:** [Carolyn Wright](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Wednesday, February 14, 2024 9:56:46 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
C. Wright



**From:** [Lou Pinckney](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Wednesday, February 14, 2024 9:55:32 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
Lou

**From:** [Carla Pinckney](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Wednesday, February 14, 2024 9:54:29 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
C. Pinckney

**From:** [Bub](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Thursday, February 15, 2024 1:02:00 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
Bub

**From:** [Fran W](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Saturday, February 17, 2024 2:50:56 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

The lot size and building coverage fit within character of the district. Actually, the original lot size of 1.12 acres aligned more to the community than this subdivided lot as the average lot size in the district is ~1 acre. The Site Plan shows the road is gravel. There might be gravel on a section of the road, but in general, it's a dirt road.



**FRONT ELEVATION A**  
DATE: 11-11-2020  
 11'0\"/>

Square footage: 2,190  
 Stories: 3  
 Lot Coverage: 5.6%”

This style of home is predominate in some subdivisions such as those on Lieben Rd. It’s also similar style to homes in subdivisions a developer is planning in the historic district. Those homes don’t fit the prevailing character of the Historic District and neither does this home. Staff has pointed out the range in home sizes on Abe White Rd. which ranges up to ~1,500 sq ft. Average home size in the historic district is ~1,900 sq ft.



Located in a subdivision off of Lieben Rd.



Located in a subdivision off of Lieben Rd.



Proposed plan for a subdivision in the historic district.

Most homes in the district have a larger front yard versus back yard as the homes sit further back from the road. According to the diagram, the right side of the home and the lot boundary is 11.5 ft. That’s subdivision development

pattern not Ten Mile Historic District pattern. Most homes in the district have greater side setbacks than that.

The homes elevation is higher than required. I agree with staff in the recommendation to disapprove.

Approval would promote additional lots to be split and developed in this manner as well as more uncharacteristic architectural styles in the district.

This type of development may not change the character of the community as blatantly and quickly as a major subdivision, but none-the-less, minor subdivisions placed here and there add up. If those subdivisions are out of character of the overall community, they begin to overtake the district like the major subdivisions until all traces of the historic character are gone. Please don't contribute to that.

Regards,

Ms. Frances P. White

**From:** [twinkle91066](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Saturday, February 17, 2024 2:11:26 PM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS [614-00-00-250](#)). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS [614-00-00-768](#)). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards

Tracy H. Evans



**From:** [John Pinckney](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling  
**Date:** Saturday, February 17, 2024 7:31:26 PM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

John A. Pinckney

3949

**From:** [Treasure White](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) & HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Saturday, February 17, 2024 4:42:09 PM

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**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

**Treasure White**

*(843) 810-3763*

**From:** [Nick Misuraca](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Sunday, February 18, 2024 8:59:56 AM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Nick Misuraca  
C: 8434082040

**From:** [Celestine](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, February 18, 2024 11:04:51 AM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

C. Frost

**From:** [Lillie G. Jackson](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) & HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, February 18, 2024 8:31:53 PM

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**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

Mrs. Lillie Glover Jackson

Property Owner

Lewis Jackson Jr., Descendant of Lillie Glover Jackson

Dr. La Toya D. Jackson, Descendant of Lillie Glover Jackson

**From:** [Sammy](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, February 18, 2024 7:07:17 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

Sammy

**From:** [LaVon Heyward](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) & HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, February 18, 2024 5:28:30 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for **HIST-12-23-00103 (TMS 614-00-00-250)**. I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

I oppose the request for Certificate of Historic Appropriateness for **HIST-12-23-00105 (TMS 614-00-00-768)**. I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

LaVon Heyward

**From:** [Penny Wigfall](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Sunday, February 18, 2024 4:47:16 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

Penny Wigfall  
(404) 423-7280



**From:** [Grace](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 10:07:27 AM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

G. Pinckney

**From:** [Elias](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 9:05:07 AM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

Elias

**From:** [Craig Ascue](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 8:21:07 AM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. It is obvious as we have provided several examples from the ACA. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road. The subject developer has not made any attempt to discuss with homeowners or community members their commitment to community building or sustainability.

Craig Ascue  
"A trusted name since 1968"  
Cell 843-670-1717  
Office 843-884-6862  
[tcraigascue@gmail.com](mailto:tcraigascue@gmail.com)

**From:** [Dana Coleman](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Monday, February 19, 2024 8:00:35 AM

---

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Good morning CCHPC Commissioners,

I am sending this email because I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Thank you,

Dana Coleman

930 Beehive Rd.

Awendaw, SC 29429

**From:** [Sharon](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 8:00:18 AM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

S. Frost

**From:** [Lenny](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 1:02:00 AM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

Lenny

**From:** [Dana Coleman](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 1:46:34 PM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Sincerely,

Shonda Johnson Coleman

930 Beehive Road

Awendaw, SC 29429

**HIST-12-23-00103**

**April 17, 2024**

**Meeting**

**Public Input**



**From:** [Jo Ann Howard](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, April 14, 2024 11:20:06 PM

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Subject: Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). A The applicant has made some changes, but I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district; this home is almost twice as deep as it is wide. The setbacks are not consistent with the majority of the homes in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community especially with the deep style of homes. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

-----  
Subject: Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). A The applicant has made some changes, however, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic

District. Homes that are deeper than they are wide is not common in this historic district; this home is almost 1.5 times as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Thank you,

JoAnn Howard

**From:** [Fran W](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Monday, April 15, 2024 9:18:11 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district; this home is almost twice as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community especially with the deep style of homes. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Please also refer to my previous email below as most of the points still apply.

Also please consider the petition previously provided for the February meeting. The comments and concerns are still valid.

# Previous Front Elevation

# New Front Elevation



FRONT ELEVATION A  
 1/8" = 1'-0" (SEE SHEET 01.1)  
 12/15/2016



FRONT ELEVATION A  
 1/8" = 1'-0" (SEE SHEET 01.1)  
 12/15/2016



Regards,

Ms. Frances P. White

---

**From:** Fran W <fran\_0033@aol.com>

**Sent:** Saturday, February 17, 2024 2:51 PM

**To:** 'CCHPC@charlestoncounty.org' <CCHPC@charlestoncounty.org>

**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

The lot size and building coverage fit within character of the district. Actually, the original lot size of 1.12 acres aligned more to the community than this subdivided lot as the average lot size in the district is ~1 acre. The Site Plan shows the road is gravel. There might be gravel on a section of the road, but in general, it's a dirt road.



FRONT ELEVATION A

Square footage: 2,190  
 Stories: 3  
 Lot Coverage: 5.6%”

This style of home is predominate in some subdivisions such as those on Lieben Rd. It’s also similar style to homes in subdivisions a developer is planning in the historic district. Those homes don’t fit the prevailing character of the Historic District and neither does this home. Staff has pointed out the range in home sizes on Abe White Rd. which ranges up to ~1,500 sq ft. Average home size in the historic district is ~1,900 sq ft.



Located in a subdivision off of Lieben Rd.



Located in a subdivision off of Lieben Rd.



Proposed plan for a subdivision in the historic district.

Most homes in the district have a larger front yard versus back yard as the homes sit further back from the road. According to the diagram, the right side of the home and the lot boundary is 11.5 ft. That’s subdivision development

pattern not Ten Mile Historic District pattern. Most homes in the district have greater side setbacks than that.

The homes elevation is higher than required. I agree with staff in the recommendation to disapprove.

Approval would promote additional lots to be split and developed in this manner as well as more uncharacteristic architectural styles in the district.

This type of development may not change the character of the community as blatantly and quickly as a major subdivision, but none-the-less, minor subdivisions placed here and there add up. If those subdivisions are out of character of the overall community, they begin to overtake the district like the major subdivisions until all traces of the historic character are gone. Please don't contribute to that.

Regards,

Ms. Frances P. White

**From:** [Carla Pinckney](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Monday, April 15, 2024 2:01:24 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district; this home is almost twice as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community especially with the deep style of homes. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
Carla



**From:** [Angela Singleton](#)  
**To:** [CCHPC](#)  
**Subject:** Subject: Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Monday, April 15, 2024 2:09:13 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district; this home is almost twice as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community especially with the deep style of homes. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

-----  
Subject: Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district; this home is almost 1.5 times as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Thank you

Angela M. Singleton

**From:** [lewpinckney04@yahoo.com](mailto:lewpinckney04@yahoo.com)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Monday, April 15, 2024 2:13:30 PM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district; this home is almost twice as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community especially with the deep style of homes. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
Carla

**From:** [Carolyn Wright](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Monday, April 15, 2024 2:16:47 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district; this home is almost twice as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community especially with the deep style of homes. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
Carla

**From:** [Lou Pinckney](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Monday, April 15, 2024 2:21:20 PM

---

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district; this home is almost twice as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community especially with the deep style of homes. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
Lou Ester

# **Certificate of Historic Appropriateness Application:**

**HIST-12-23-00105**

- Case History**
- Presentation**
- Application**
- 2/21 Public Input**
- 4/17 Public Input**

**CERTIFICATE OF HISTORIC APPROPRIATENESS: HIST-12-23-00105  
CASE HISTORY**

**Historic Preservation Commission: February 21, 2024  
Historic Preservation Commission: April 17, 2024**

**CASE INFORMATION**

Location: 3864 Abe White Road

Parcel Identification: 614-00-00-768

Council District: 2- Kobrovsky

Property Size: 0.25 acres

Application: Certificate of Historic Appropriateness request for a new single-family dwelling unit at TMS 614-00-00-768, 3864 Abe White Road, a property within the Ten Mile Community Historic District.

Parcel Information and Area Description: The subject property is zoned Low Density Residential (R-4) and is undeveloped. The Future Land Use designation is Urban/Suburban Cultural Community Protection. Properties to the West, East, North, and South are also zoned R-4 and contain single-family dwelling units or are undeveloped. The subject property is in the AE-11 flood zone.

Historic Significance: On June 21, 2022, Charleston County adopted the Ten Mile Community as a locally designated historic district. At adoption, the district covered roughly 680 acres.

- The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The Survey identifies the community as needing further research to determine eligibility for listing on the National Register of Historic Places.
- Community includes land originally part of the Beehive Plantation; was established by freedman after emancipation.
- As with most African American settlement communities, Ten Mile was self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs.
- Many of the former (and current) residents of the Ten Mile Community served in the United States Military. Ten Mile residents defended the U.S. in World War I, World War II, the Vietnam War, the Gulf War, the Iraq War, and the War in Afghanistan.

**Certificates of Historic Appropriateness Applications in the Ten Mile Community Historic District:**

HIST-11-22-00064	Denied	Request for construction of 21 Single-Family Dwelling Units	TMS 614-00-00-139
HIST-11-22-00065	Denied	Request for construction of 11 Single-Family Dwelling Units	TMS 614-00-00-069
HIST-11-22-00066	Denied	Request for construction of 10 Single-Family Dwelling Units	TMS 614-00-00-212
HIST-12-22-00068	Approved	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-611
HIST-03-23-00077	Approved	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-082
HIST-03-23-00078	Denied	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-731
HIST-05-23-00083	Approved	Request for placement of a	TMS 614-00-00-733

		Mobile Home	
HIST-06-23-00087	Deferred	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-189
HIST-07-23-00088	Approved	Request for construction of a Single-Family Dwelling Unit and outbuilding	TMS 615-00-00-021
HIST-08-23-00096	Approved	Request for the replacement of a legal nonconforming Mobile Home	TMS 632-00-00-011
HIST-09-23-00098	Approved	Request for the demolition of a Mobile Home	TMS 614-00-00-200
HIST-09-23-00100	Approved	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-732
HIST-12-23-00103	Pending	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-250
HIST-12-23-00104	Withdrawn by applicant	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-767
HIST-12-23-00105	Pending	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-768
HIST-02-23-00106	Pending	Request for the installation of roof-mounted solar panels	TMS 614-00-00-394

**Property History:**

**Recent Applications:**

- June 21, 2022: The Ten Mile Community was designated as a Charleston County Historic District (HIST-03-22-00053).
- August 18, 2023: Subdivision plat creating three lots was approved (SBDV-06-22-02112).

**Application History:**

- This application was deferred by the Commission at their February 21, 2024 meeting
- The Commission supported the staff's for recommendations for design changes to the plan which were:
  - Break up the massing of the structure to match the design of the homes existing in the area;
  - Place the home further back on the lot to be more consistent with existing homes;
  - Lower the elevation of the proposed home to the minimum required by Building Code (required design flood elevation is 13 feet; height above grade would be approximately 4 feet; and
  - Change the proposed driveway material from concrete to earth or gravel to be consistent with existing homes along Abe White Road and decrease impervious surface coverage.
- The applicant submitted a revised application on February 29, 2024, and it was placed on the April 17, 2024 HPC agenda
- The applicant responded to the Commission's comments as follows:
  - *"The home is now a 1.5 story home on an 18" raised slab and square footage reduced to 2,024 from 3,016. The overall height of the structure has been reduced by 13'.*
    - *No longer do garages face the street.*
    - *Placement of home has been pushed back. The lot now accommodates a slide-by gravel driveway with 2 car parking.*
  - *The foundation is now an 18" raised slab. Approximately 1' of fill will be required and then the 18" raised foundation will be placed on top.*
    - *This will eliminate the need for additional fill and still meet the flood requirements.*
    - *Comments were made about flooding/drainage. Please know that all stormwater requirements have already been approved by the County and detailed on the plat.*



- Driveway has been converted to gravel.”

**Project Description:**

Applicant’s Project Description: “The proposed new single family home has been designed according to the current zoning parameters set forth by Charleston County. Water and sewer Is served to the lot. The proposed home is designed with Lowcountry characteristics found in the Charleston market and surrounding neighborhood, built in accordance with FEMA floodplain requirements.

Square Footage: 2,024

Stories: 1.5

Lot Coverage: 13%”

**Certificate of Historic Appropriateness Requirements:**

The Charleston County Code of Ordinances, Chapter 21, Historic Preservation, Sec. 21-4.B, Applicability, states, “A Certificate of Historic Appropriateness is required: a. Before the issuance of Zoning Permits for the demolition, alteration, modification, addition to, new construction, rehabilitation, relocation, or restoration to a Historic Property including construction of new structures in Historic Districts; and b. Before Subdivision Plat and Site Plan Review approvals for properties located within 300 feet of a Historic Property.”

Sec. 20-4.F, Approval Criteria, states “In granting a Certificate of Historic Appropriateness applications, the Historic Preservation Commission shall consider: a. The historic, cultural, and architectural significance of the district, site, building, structure, or object under consideration; b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District; c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior’s Standards for the Treatment of Historic Properties; and d. Certificate of Historic Appropriateness applications for properties located within Historic Districts, or for Subdivision Plats or Site Plan Review proposals for properties located within 300 feet of Historic Districts, must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District that the Historic Preservation Commission deems applicable. In granting a Certificate of Historic Appropriateness for Subdivision Plats and Site Plan Review proposals for properties located within 300 feet of a Historic Property, the Historic Preservation Commission shall require that potential negative impacts of the proposed development be minimized through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments.”

**Zoning and Planning Director Review and Report regarding Approval Criteria of Sec. 21-4.F:**

1. In granting a Certificate of Historic Appropriateness applications, the Historic Preservation Commission shall consider:
  - a. The historic, cultural, and architectural significance of the district, site, building, structure, or object under consideration;

Applicant Response: “The Ten Mile Community historic district boundary spans both sides of Highway 17 North in the Awendaw area. The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The majority of the Ten Mile Community, specifically the portion south of Highway 17, was formerly the Beehive Plantation. Based on the 1881 Plat of the Beehive Plantation, the southern portion of the community has retained the same boundaries today, less the areas that have been annexed into the Town of Mount Pleasant.

After slavery was abolished In the United States, many of the newly freed slaves, who were also ancestors of the current residents of the Ten Mile Community, settled on Goat Island and Capers Island, the Islands across the Intercoastal Waterway from the Ten Mile Community today, the owners allowed African

Americans to live on these Islands and work for them. After a major hurricane demolished several areas on these Islands, the African Americans built canoes and sailed across the Intercoastal Waterway to the mainland. They then set up residence on the former Beehive Plantation, now known as the Ten Mile Community.

As with most African American settlement communities, the communities were self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs. Christianity was also important to the community. The original residents of the Ten Mile Community first gathered for church at their "Bush Tent." The residents then raised funds to build the first church. The first church was erected in 1881. The present church, Greater Zion A.M.E. is located at the same location on the northern boundary of the Ten Mile Community. Many of the original inhabitants of the Ten Mile Community are buried at the Greater Zion AME Church cemetery. Additionally, there are grave markers within the 10 Mile Community that date back to 1823."

Staff Response: The Ten Mile Community Historic District was adopted by County Council on June 21, 2022 in a community-wide effort to protect the historic African American settlement community's character and history tied to the land.

**b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District;**

Applicant Response: "Currently, there are no historic structures located on the property and the proposed modification to the property is a new, single-family residence. The proposed dwelling's exterior form and appearance does not affect any existing or adjacent structures. The construction of a single-family dwelling is consistent with the overall Historic District, and should have limited to no impact upon existing structures or the overall nature of the district."

Staff Response: The applicant is proposing a one-and-a-half story, 2,024 single-family dwelling unit. The home would be on an 18" raised slab, which will require bringing in one foot of fill. The applicant has reduced the overall size of the home by 992 square feet and also lowered the height of the overall structure by thirteen feet. Additionally, by making these design changes, along with converting the proposed driveway from pavement to gravel, the impervious surface coverage of the lot has been reduced from 34% to 13%. The applicant has shown how the proposed design changes produce a new home that is more consistent with the existing homes in this area of the Ten Mile Community.

**c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior's Standards for the Treatment of Historic Properties; and**

Applicant Response: "We have reviewed the Standards for the Treatment of Historic Properties. The proposed home will be consistent with the overall characteristic nature of this district and historical southern Charleston architecture. This home includes lower 2-story massing, porches front and rear and an inviting entrance. The home size will be 2,200+/- sqft which is consistent with the average home sizes within the district based on the resources we have. It is a difficult task to blend the new with the historic especially because the variety of homes that exist throughout the district range from mobile homes to 2 story structures. Therefore, this plan/design does encompass the historical features found throughout the Lowcountry and this district."

Staff Response: While previously staff felt the scale and mass of the proposed home had the potential to be in extreme contrast with the character of the historic district, which would be in opposition to the Secretary of the Interior's recommendations, the applicant has made changes to the design of the home that support its compatibility with the existing community. The applicant has lowered the overall height of the home by 13 feet and removed the drive-under garage bays from the proposed design, instead shifting the driveway to the side of the home, along with the garage bays.

- d. **Certificate of Historic Appropriateness applications must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District that the Historic Preservation Commission deems applicable.**

Applicant Response: *“The property in question is located in the Ten Mile Historic District. There have been several new homes built along Gadsdenville Road using modern construction materials and practices, specifically 1008, 994, 986, 914, and 910 Gadsdenville Road. The existing lot sizes vary from 1/8 acre up to several acres with most homes spaced out on larger lots. Additionally, there are more dense home sites scattered throughout the district. There are some homes toward the eastern part of the Ten Mile Community that appear to have mobile homes and mid-1900 style ranch homes on them. The proposed homes will be situated on lots with larger back yards as is generally found in the district. Building materials will be of high quality, all natural wood products, no vinyl siding.”*

Staff Response: There are currently four homes that utilize Abe White Road, a County Non-Standard Road, for access. Of those homes, half are manufactured housing units, and the other half are single-family dwelling units. The houses range in size from 978 to 1,496 square feet. The single-family dwelling units are ranch and bungalow style, with one story of living space. One mobile home is elevated one story. Developed lot sizes range from 0.5 to 16.05 acres. Building coverage ranges from 0.1% to 6.9%. While the applicant did not move the proposed home further back on the lot, the proposed home has been reduced in square footage to just over 2,000 square feet and reduced in height to one-and-a-half stories. The applicant has proposed design changes lean the home towards a craftsman style such as creating more of a window dormer in the center of the structure and the addition of bracket detailing. In combination, these changes demonstrate greater consistency with the pattern of development of lots in this area of the Ten Mile Community Historic District.

- e. **In granting a Certificate of Historic Appropriateness, the Historic Preservation Commission shall require that potential negative impacts of the proposed development be minimized through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments.**

Applicant Response: *“Not applicable.”*

Staff Response: The request does not involve an application for Site Plan Review, and therefore this criterion does not apply.

**Based on the applicant’s responses, the applicable approval criteria may have been satisfied. Therefore, Staff recommends approval.**

**HISTORIC PRESERVATION COMMISSION ACTION:**

Pursuant to Chapter 21, *Historic Preservation*, Section §21-4.F, *Approval Criteria*, of the Charleston County Code of Ordinances, (adopted July 18, 2006), Certificates of Historic Appropriateness may be approved only if the Historic Preservation Commission finds that the proposed project meets all of the Approval Criteria of §21-4.F.

In granting a Certificate of Historic Appropriateness, the Historic Preservation Commission may attach to it conditions the Commission may consider advisable to protect the historic properties, districts, sites, buildings, structures, and objects within Charleston County in order to safeguard their integrity and foster their preservation, restoration, and rehabilitation, and other matters related thereto.

The Historic Preservation Commission may approve, approve with conditions, or deny *Case # HIST-12-23-00105: Certificate of Historic Appropriateness request for a new single-family dwelling unit at TMS 614-00-00-768, 3864 Abe White Road, a property within the Ten Mile Community Historic District.*

**HISTORIC PRESERVATION COMMISSION MEETING: February 21, 2024**

Public Input: Prior to the meeting, 21 letters in opposition and a petition with 91 signatures opposing the request were received.

Notifications: 748 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, individuals on the Historic Preservation Commission and East Cooper Interested Parties lists, and property owners within the Ten Mile Community Historic District on February 2, 2024. Additionally, the request was noticed in the Post & Courier on February 2, 2024.

**HISTORIC PRESERVATION COMMISSION MEETING: April 17, 2024**

Public Input: None received.

Notifications: 649 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, individuals on the Historic Preservation Commission and East Cooper Interested Parties lists, and property owners within the Ten Mile Community Historic District on March 29, 2024. Additionally, the request was noticed in the Post & Courier on March 29, 2024.

# Certificate of Appropriateness Request HIST-12-23-00105

**Parcel ID:** 614-00-00-768

**Acreage:** 0.25 acres

**Property Address:** 3864 Abe White Road

**Area:** East Cooper

**Owner:** Nest Coastal, LLC

**Applicant:** Mark Lipsmeyer

**Request:** Certificate of Historic Appropriateness request for a new single-family dwelling unit at TMS 614-00-00-768, a property within the Ten Mile Community Historic District.

# Certificates of Historic Appropriateness Applications in the Ten Mile Community Historic District

HIST-11-22-00064	Denied	Request for construction of 21 Single-Family Dwelling Units	TMS 614-00-00-139
HIST-11-22-00065	Denied	Request for construction of 11 Single-Family Dwelling Units	TMS 614-00-00-069
HIST-11-22-00066	Denied	Request for construction of 10 Single-Family Dwelling Units	TMS 614-00-00-212
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HIST-03-23-00077	Approved	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-082
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HIST-07-23-00088	Approved	Request for construction of a Single-Family Dwelling Unit and outbuilding	TMS 615-00-00-021
HIST-08-23-00096	Approved	Request for the replacement of a legal nonconforming Mobile Home	TMS 632-00-00-011
HIST-09-23-00098	Approved	Request for the demolition of a Mobile Home	TMS 614-00-00-200
HIST-09-23-00100	Approved	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-732
HIST-12-23-00103	Pending	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-250
HIST-12-23-00104	Withdrawn by applicant	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-767
HIST-12-23-00105	Pending	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-768
HIST-02-23-00106	Pending	Request for the installation of roof-mounted solar panels	TMS 614-00-00-394

# Property History

## Recent Applications:

- June 21, 2022: The Ten Mile Community was designated as a Charleston County Historic District (HIST-03-22-00053).
- August 18, 2023: Subdivision plat creating three lots was approved (SBDV-06-22-02112).

# Application History

- This application was deferred by the Commission at their February 21, 2024 meeting
- The Commission supported the staff's recommendations for design changes to the plan which were:
  - Break up the massing of the structure to match the design of the homes existing in the area;
  - Place the home further back on the lot to be more consistent with existing homes;
  - Lower the elevation of the proposed home to the minimum required by Building Code (required design flood elevation is 13 feet; height above grade would be approximately 4 feet; and
  - Change the proposed driveway material from concrete to earth or gravel to be consistent with existing homes along Abe White Road and decrease impervious surface coverage.
- The applicant submitted a revised application on February 29, 2024, and it was placed on the April 17, 2024 HPC agenda
- The applicant responded to the Commission's comments as follows:
  - *"The home is now a 1.5 story home on an 18" raised slab and square footage reduced to 2,024 from 3,016. The overall height of the structure has been reduced by 13'.*
    - *No longer do garages face the street.*
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    - *This will eliminate the need for additional fill and still meet the flood requirements.*
    - *Comments were made about flooding/drainage. Please know that all stormwater requirements have already been approved by the County and detailed on the plat.*
  - *Driveway has been converted to gravel."*



# Project Description

Applicant's Project Description: *"The proposed new single family home has been designed according to the current zoning parameters set forth by Charleston County. Water and sewer is served to the lot. The proposed home is designed with Lowcountry characteristics found in the Charleston market and surrounding neighborhood, built in accordance with FEMA floodplain requirements.*

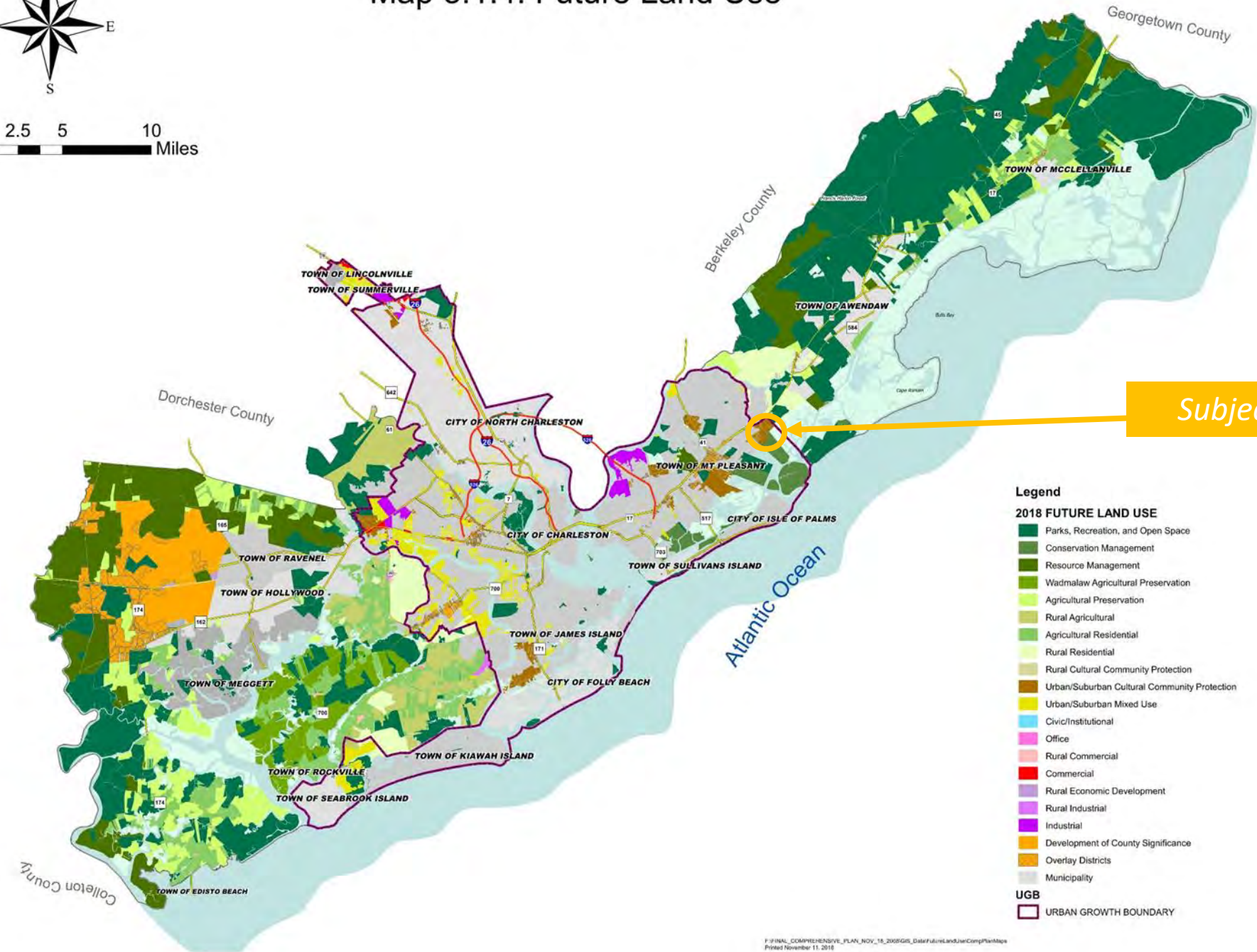
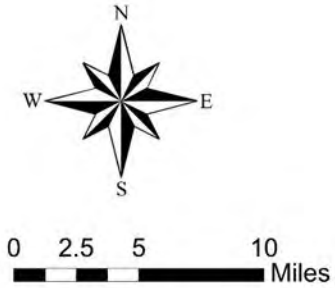
*Square Footage: 2,024*

*Stories: 1.5*

*Lot Coverage: 13%"*



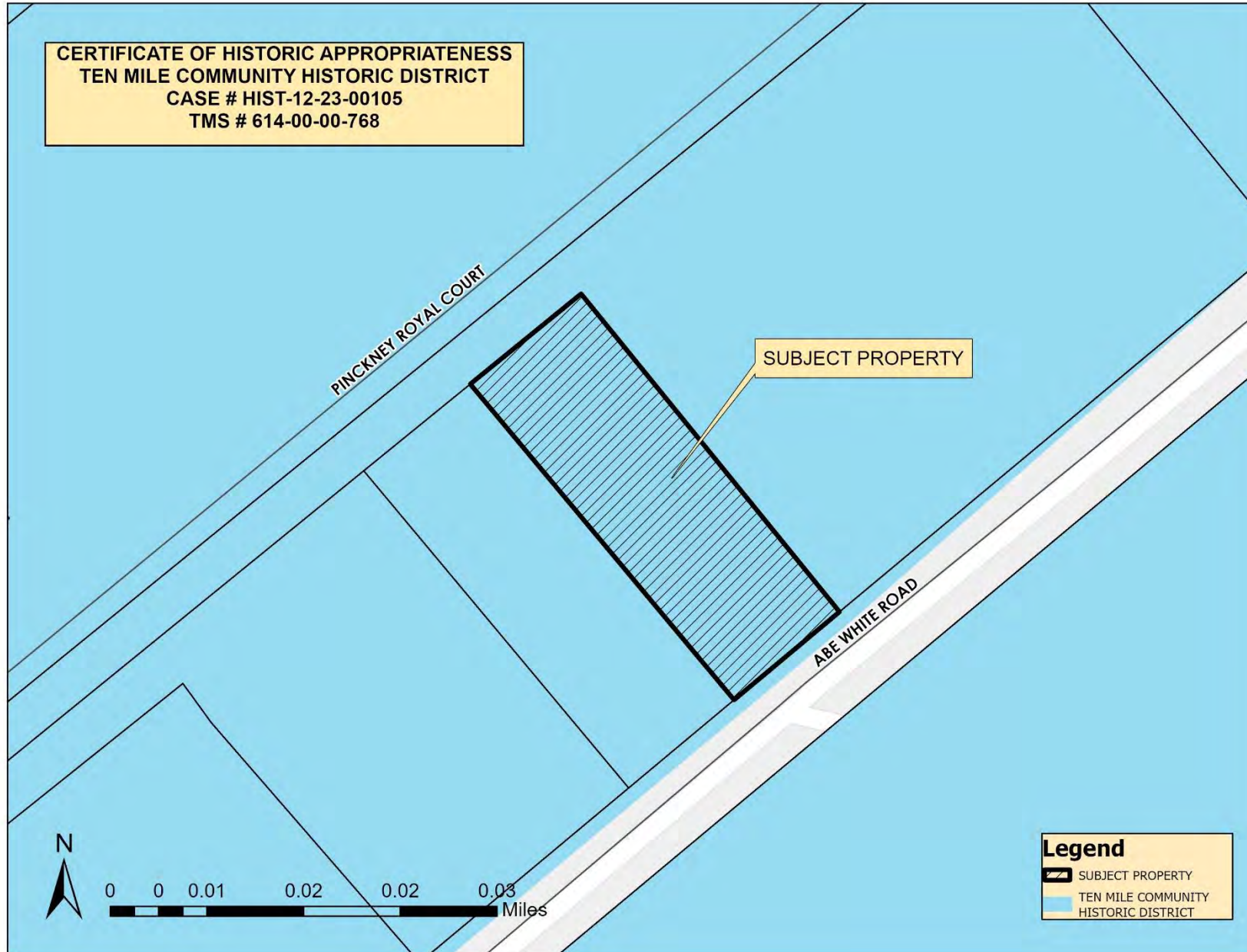
# Map 3.1.4: Future Land Use



Subject Parcel

- Legend**
- 2018 FUTURE LAND USE**
- Parks, Recreation, and Open Space
  - Conservation Management
  - Resource Management
  - Wadmalaw Agricultural Preservation
  - Agricultural Preservation
  - Rural Agricultural
  - Agricultural Residential
  - Rural Residential
  - Rural Cultural Community Protection
  - Urban/Suburban Cultural Community Protection
  - Urban/Suburban Mixed Use
  - Civic/Institutional
  - Office
  - Rural Commercial
  - Commercial
  - Rural Economic Development
  - Rural Industrial
  - Industrial
  - Development of County Significance
  - Overlay Districts
  - Municipality
- UGB**
- URBAN GROWTH BOUNDARY

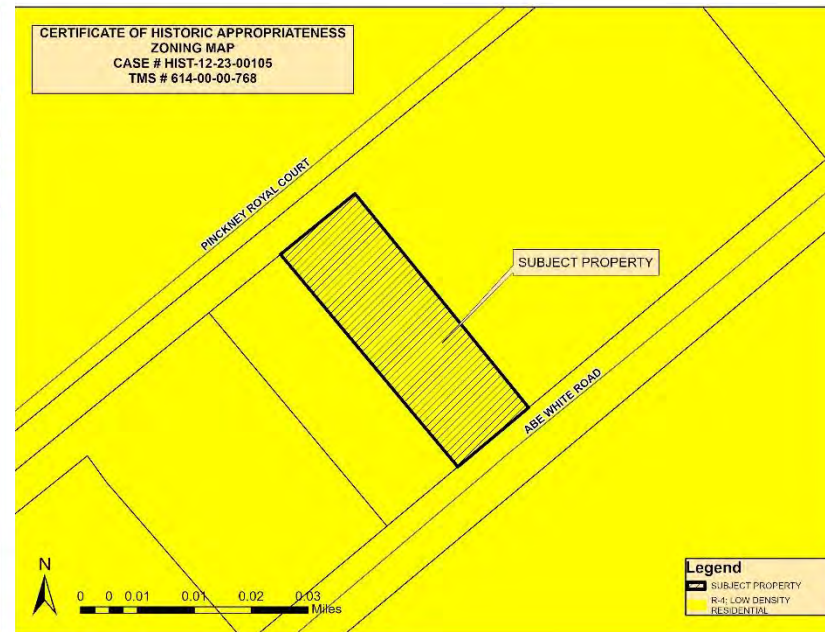
# Ten Mile Community Historic District



# 10 Mile Community Historic Significance

- On June 21, 2022, Charleston County adopted the 10 Mile Community as a locally designated historic district. At adoption, the district covered roughly 680 acres.
- The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The Survey identifies the community as needing further research to determine eligibility for listing on the National Register of Historic Places.
- Community includes land originally part of the Beehive Plantation; was established by freedman after emancipation.
- As with most African American settlement communities, 10 Mile was self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs.
- Many of the former (and current) residents of the Ten Mile Community served in the United States Military. Ten Mile residents defended the U.S. in World War I, World War II, the Vietnam War, the Gulf War, the Iraq War, and the War in Afghanistan.

# Future Land Use, Zoning, and FEMA Flood Designation



The subject property is zoned Low Density Residential (R-4) and is undeveloped. The Future Land Use designation is Urban/Suburban Cultural Community Protection. Properties to the West, East, North, and South are also zoned R-4 and contain single-family dwelling units or are undeveloped. The subject property is in the AE-11 flood zone.

# Aerial View



# Site Photos- Subject Property



TMS 614-00-00-768  
3868 Abe White Road



TMS 614-00-00-768  
3868 Abe White Road

# Site Photos- Surrounding Properties



TMS 614-00-00-767  
3862 Abe White Road



TMS 614-00-00-064  
3863 Abe White Road



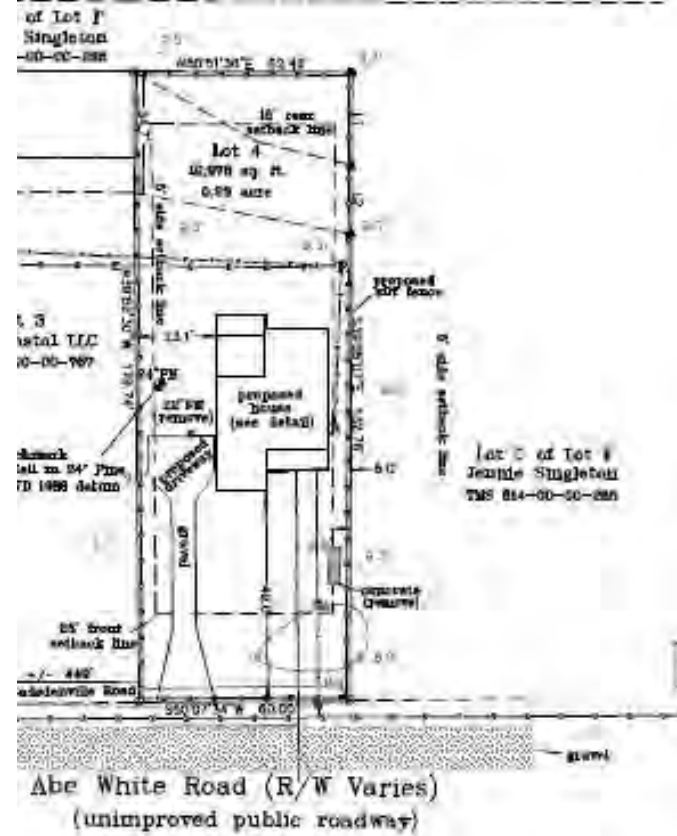
# Site Plan



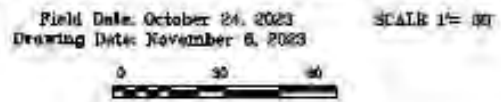
Lot Coverage  
 Structure Elements  
 House, Porches, HVAC Stand and Stairs: 1,470 Sq Ft  
 13.4% Coverage

- LEGEND**
- ⊕ 1" open pipe found
  - ⊙ 3/8" rebar found
  - ⊙ 5/8" rebar set
  - ⊕ Temporary benchmark
  - ⊕ sewer manhole
  - ⊕ power pole
  - overhead powerline
  - - - private drainage easement
  - - - edge unimproved road
  - - - setback line
  - property line
  - proposed sill fence
  - proposed water service
  - proposed sewer line
  - proposed drainage line
  - - - underground sewer line
  - - - underground electric line
  - - - contour line
  - ⊕ spot elevation
  - concrete
  - gravel
  - ⊕ proposed drainage box
  - ⊕ proposed sewer cleanout
  - EV - zone line

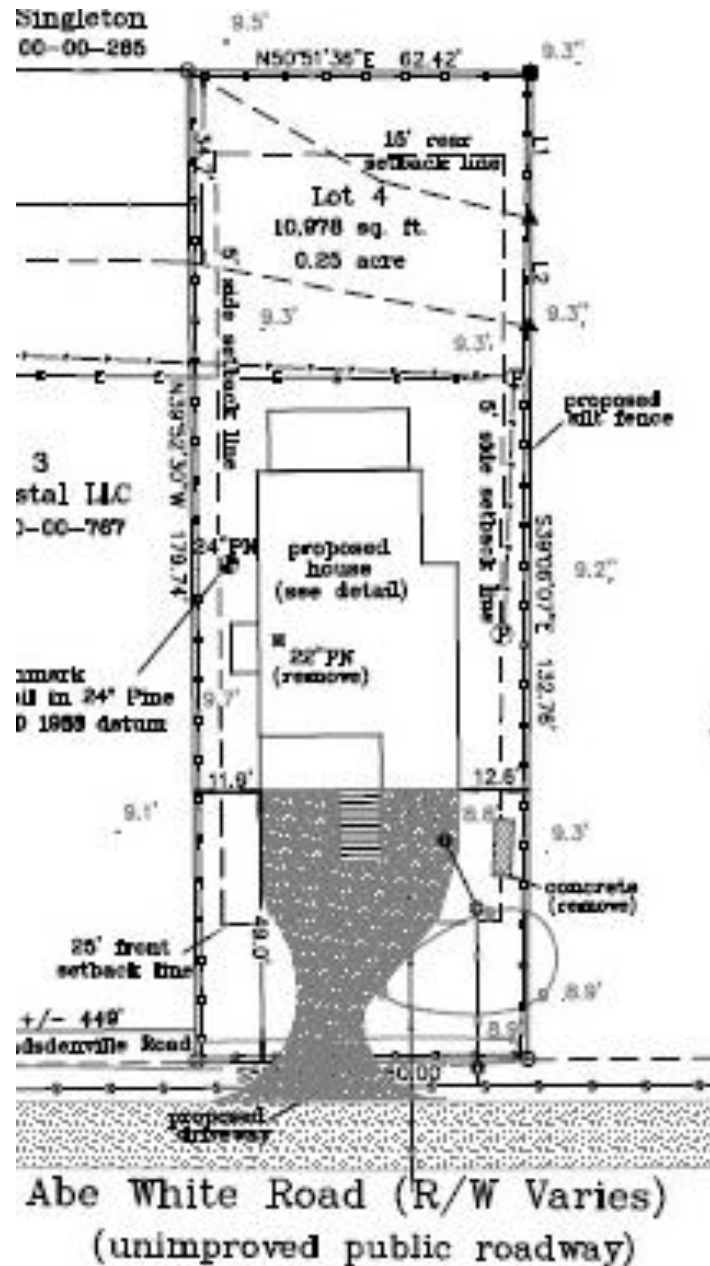
- NOTES**
1. Reference Plat Map Number 814-00-00-768
  2. Reference Plat Book 1281 Page 0381
  3. Property owner: Neal Coastal LLC
  4. This property may be subject to various utility easements (i.e. power, telephone, water, gas, sewer, etc.) that were not noted in the plat referenced herein nor in the other title information noted herein. This plat does not address any other easement conditions of any nature, unless specifically noted otherwise.
  5. Surveyor has made an investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  6. Declaration is made to Original Purchaser of the survey, it is not transferable to additional institutions or subsequent owner.
  7. This lot has been checked against area FEMA maps and is located in flood zone AN(1) FEMA Map No. 4609C0308 E 01/28/2001. Flood zone should be verified with the governing municipality before design and construction.
  8. Subsurface and environmental conditions were not assumed or considered as a part of this survey.
  9. Property address: 3324 Abe White Road
  10. Every effort has been made to accurately locate, label, and describe the uses of the trees shown herein. The trees identified on this survey are of our opinion only. The species and uses should be verified by a certified arborist or the local governing authority. No samples of tree loadings are shown. A preliminary site layout is recommended before final site design or construction.
  11. Anything shown outside the defined boundary of this survey is for descriptive purposes only.
  12. Verify setbacks with governing Municipality before Design and Construction.
  13. Project Elevation Datum NAVD 1985



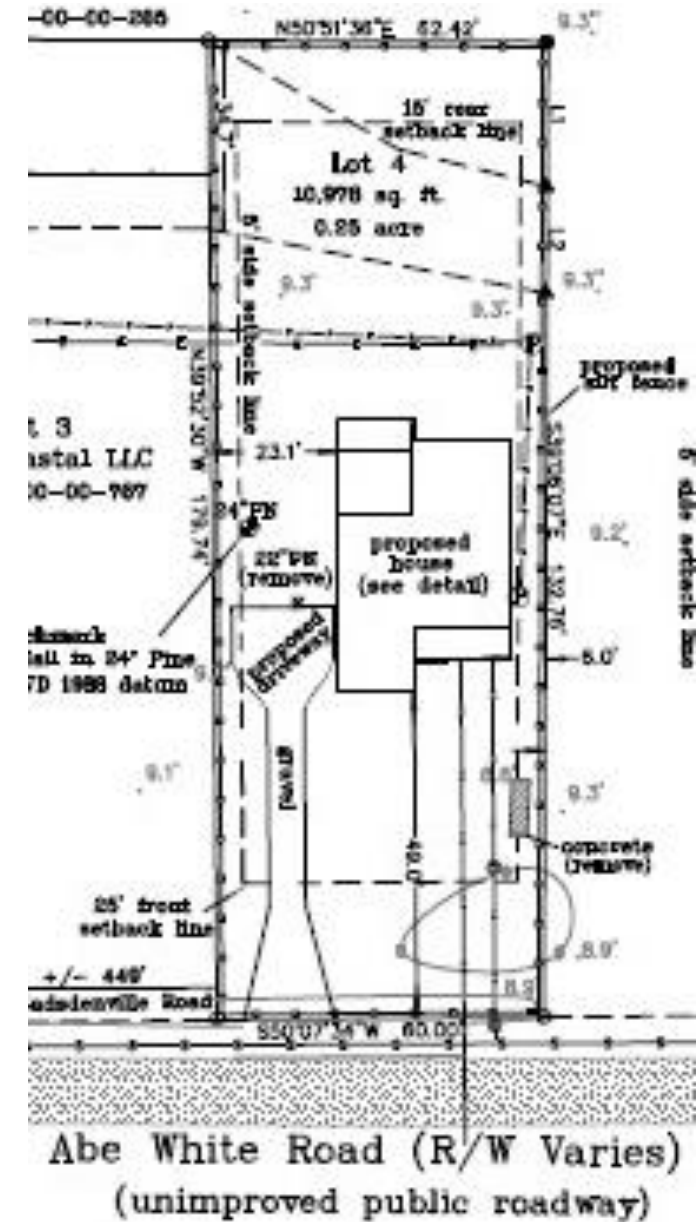
Site Plan for Single Family Residence  
 Lot 4  
 Bee Hive Community  
 Located in  
 Christ Church Parish  
 Charleston County, South Carolina



# Previous Site Plan



# New Site Plan



# Front Elevation

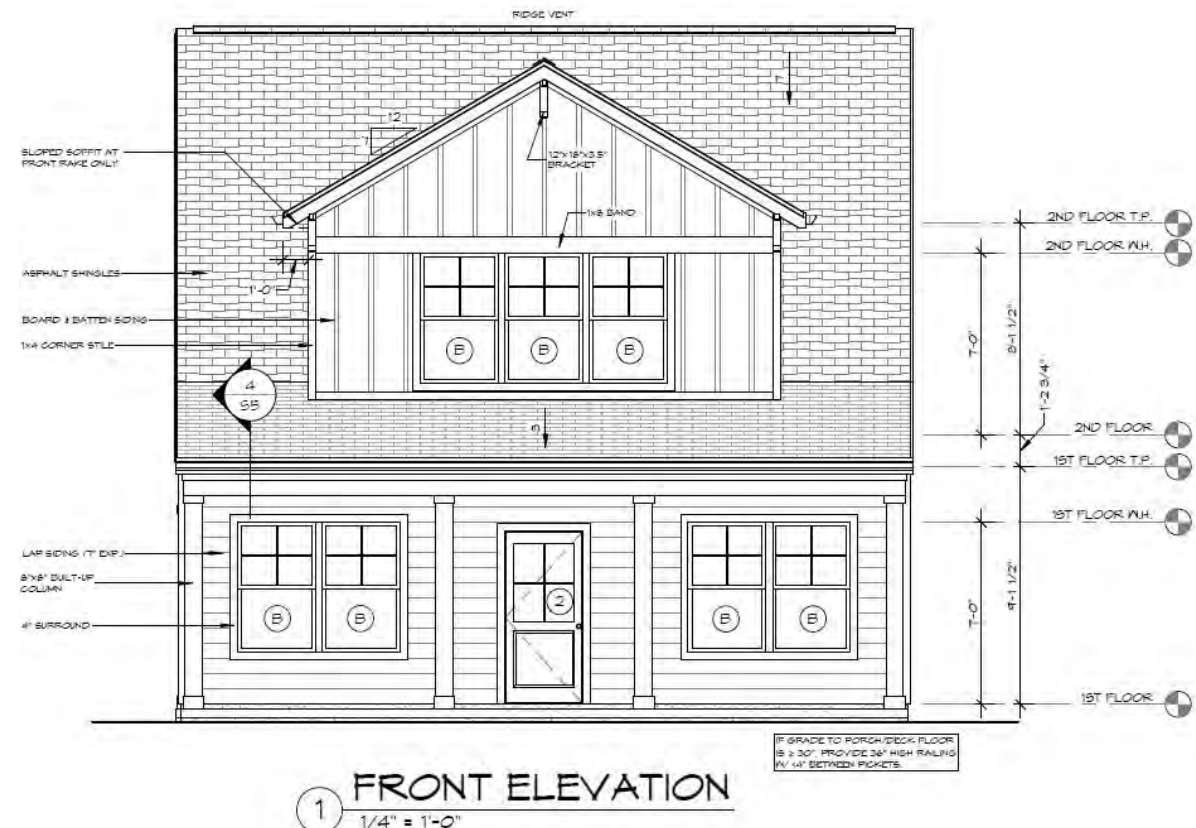


IF GRADE TO PORCH/DECK FLOOR IS ≥ 30", PROVIDE 36" HIGH RAILING W/ 4" BETWEEN PICKETS.

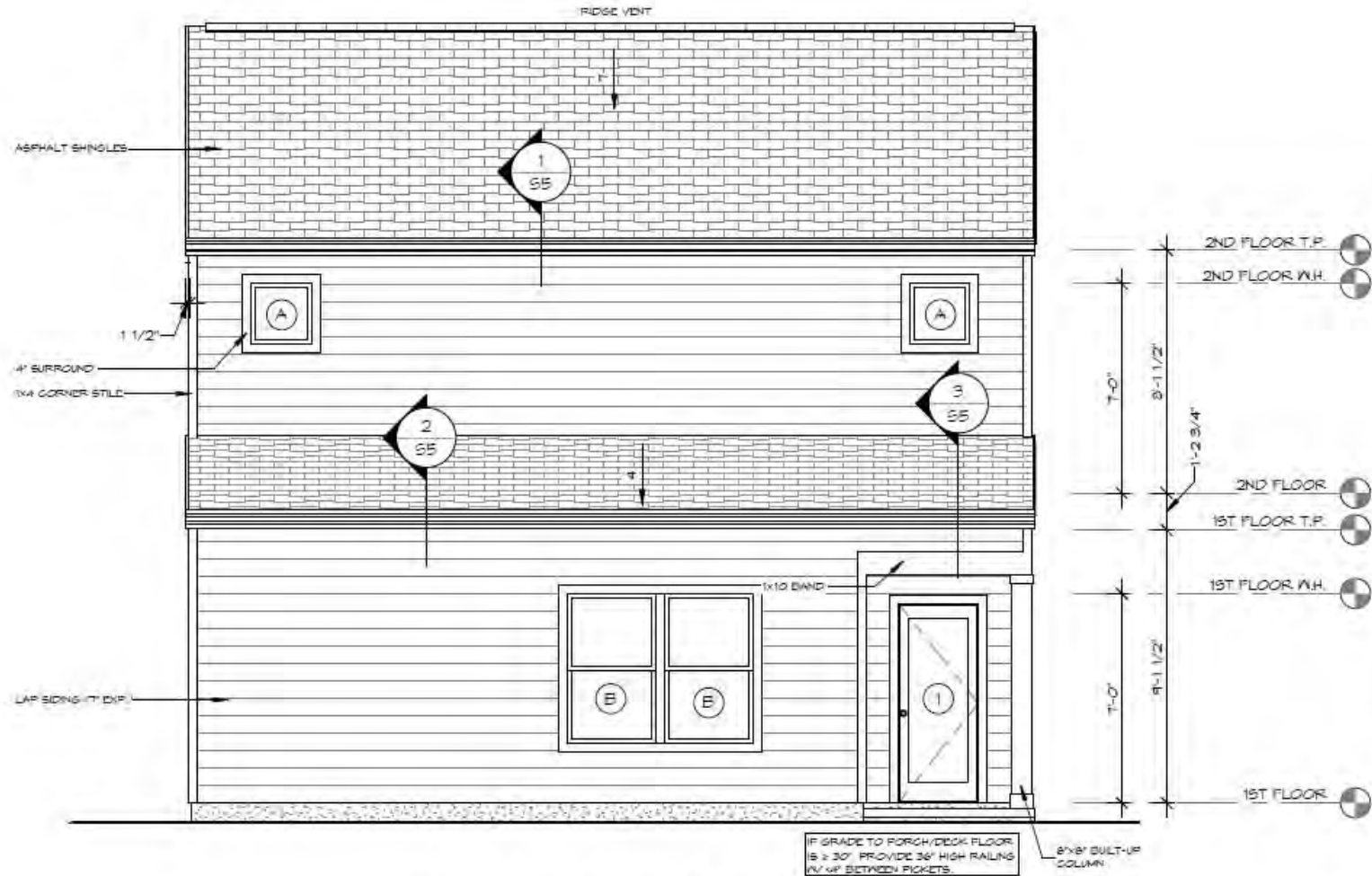
**1 FRONT ELEVATION**  
1/4" = 1'-0"

# Previous Front Elevation

# New Front Elevation



# Rear Elevation



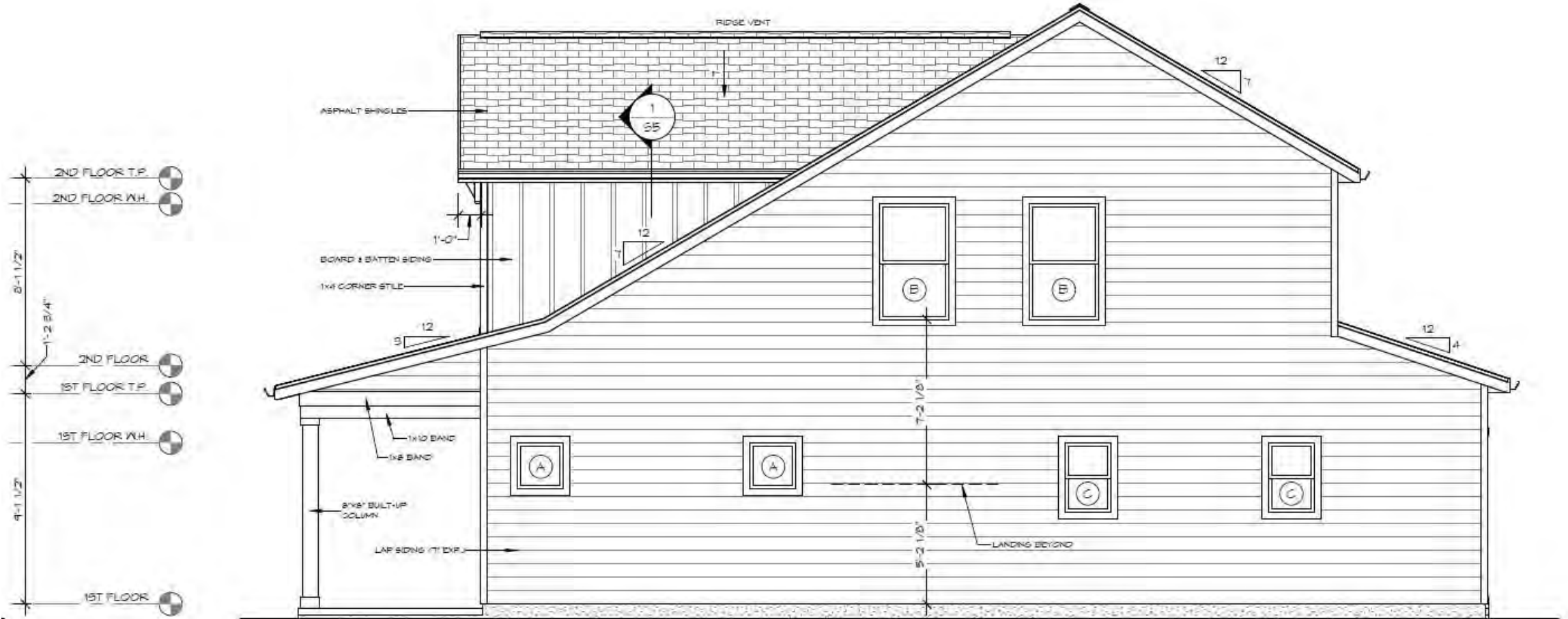
② REAR ELEVATION  
1/4" = 1'-0"

# Left Elevation



3 LEFT SIDE ELEVATION  
1/4" = 1'-0"

# Right Elevation



4 RIGHT SIDE ELEVATION  
1/4" = 1'-0"

# Approval Criteria

In granting Certificate of Historic Appropriateness applications, the Historic Preservation Commission shall consider:

- a. The historic, cultural, and architectural significance of the District, Site, Building, Structure, or Object under consideration;

*Applicant Response: “The Ten Mile Community historic district boundary spans both sides of Highway 17 North in the Awendaw area. The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The majority of the Ten Mile Community, specifically the portion south of Highway 17, was formerly the Beehive Plantation. Based on the 1881 Plat of the Beehive Plantation, the southern portion of the community has retained the same boundaries today, less the areas that have been annexed into the Town of Mount Pleasant.*

*After slavery was abolished In the United States, many of the newly freed slaves, who were also ancestors of the current residents of the Ten Mile Community, settled on Goat Island and Capers Island, the Islands across the Intercoastal Waterway from the Ten Mile Community today, the owners allowed African Americans to live on these Islands and work for them. After a major hurricane demolished several areas on these Islands, the African Americans built canoes and sailed across the Intercoastal Waterway to the mainland. They then set up residence on the former Beehive Plantation, now known as the Ten Mile Community.*

*As with most African American settlement communities, the communities were self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs. Christianity was also Important to the community. The original residents of the Ten Mile Community first gathered for church at their "Bush Tent." The residents then raised funds to build the first church. The first church was erected in 1881. The present church, Greater Zion A.M.E. Is located at the same location on the northern boundary of the Ten Mile Community. Many of the original Inhabitants of the Ten Mile Community are buried at the Greater Zion AME Church cemetery. Additionally, there are grave markers within the 10 Mile Community that date back to 1823.”*

**Staff Response:** The Ten Mile Community Historic District was adopted by County Council on June 21, 2022 in a community-wide effort to protect the historic African American settlement community’s character and history tied to the land.



# Approval Criteria

**b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District;**

*Applicant Response: “Currently, there are no historic structures located on the property and the proposed modification to the property is a new, single-family residence. The proposed dwelling's exterior form and appearance does not affect any existing or adjacent structures. The construction of a single-family dwelling is consistent with the overall Historic District, and should have limited to no impact upon existing structures or the overall nature of the district.”*

# Approval Criteria

**b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District;**

Staff Response: The applicant is proposing a one-and-a-half story, 2,024 single-family dwelling unit. The home would be on an 18” raised slab, which will require bringing in one foot of fill. The applicant has reduced the overall size of the home by 992 square feet and also lowered the height of the overall structure by thirteen feet. Additionally, by making these design changes, along with converting the proposed driveway from pavement to gravel, the impervious surface coverage of the lot has been reduced from 34% to 13%. The applicant has shown how the proposed design changes produce a new home that is more consistent with the existing homes in this area of the Ten Mile Community.

# Approval Criteria

c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

*Applicant Response: “We have reviewed the Standards for the Treatment of Historic Properties. The proposed home will be consistent with the overall characteristic nature of this district and historical southern Charleston architecture. This home includes lower 2-story massing, porches front and rear and an inviting entrance. The home size will be 2,200+/- sqft which is consistent with the average home sizes within the district based on the resources we have. It is a difficult task to blend the new with the historic especially because the variety of homes that exist throughout the district range from mobile homes to 2 story structures. Therefore, this plan/design does encompass the historical features found throughout the Lowcountry and this district.”*

# Approval Criteria

c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

Staff Response: While previously staff felt the scale and mass of the proposed home had the potential to be in extreme contrast with the character of the historic district, which would be in opposition to the Secretary of the Interior's recommendations, the applicant has made changes to the design of the home that support its compatibility with the existing community. The applicant has lowered the overall height of the home by 13 feet and removed the drive-under garage bays from the proposed design, instead shifting the driveway to the side of the home.

# Approval Criteria

d. Certificate of Historic Appropriateness applications must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District that the Historic Preservation Commission deems applicable.

Applicant Response: *“The property in question is located in the Ten Mile Historic District. There have been several new homes built along Gadsdenville Road using modern construction materials and practices, specifically 1008, 994, 986, 914, and 910 Gadsdenville Road. The existing lot sizes vary from 1/8 acre up to several acres with most homes spaced out on larger lots. Additionally, there are more dense home sites scattered throughout the district. There are some homes toward the eastern part of the Ten Mile Community that appear to have mobile homes and mid-1900 style ranch homes on them. The proposed homes will be situated on lots with larger back yards as is generally found In the district. Building materials will be of high quality, all natural wood products, no vinyl siding.”*

# Approval Criteria

d. **Certificate of Historic Appropriateness** applications must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District that the Historic Preservation Commission deems applicable.

Staff Response: There are currently four homes that utilize Abe White Road, a County Non-Standard Road, for access. Of those homes, half are manufactured housing units, and the other half are single-family dwelling units. The houses range in size from 978 to 1,496 square feet. The single-family dwelling units are ranch and bungalow style, with one story of living space. One mobile home is elevated one story. Developed lot sizes range from 0.5 to 16.05 acres. Building coverage ranges from 0.1% to 6.9%. While the applicant did not move the proposed home further back on the lot, the proposed home has been reduced in square footage to just over 2,000 square feet and reduced in height to one-and-a-half stories. The applicant has proposed design changes lean the home towards a craftsman style such as creating more of a window dormer in the center of the structure and the addition of bracket detailing. In combination, these changes demonstrate greater consistency with the pattern of development of lots in this area of the Ten Mile Community Historic District.

# Approval Criteria

- e. In granting a Certificate of Historic Appropriateness, the Historic Preservation Commission shall require that potential negative impacts of the proposed development be minimized through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments.

Applicant Response: *“Not applicable.”*

Staff Response: Because there is no application for Site Plan Review, this criterion is not applicable.

**Staff Recommendation: Based on the applicant's responses, the applicable approval criteria may have been satisfied. Therefore, Staff recommends approval.**



# Public Input

- **February 21, 2024 HPC Meeting:** 21 letters in opposition and a petition with 91 signatures opposing the request were received.
- **April 17, 2024:** None received.

# Notifications

## **February 21, 2024 HPC Meeting:**

- **February 2, 2023:** 748 letters were sent to owners of property located within the Ten Mile Community Historic District, non-historic district properties within 300 feet of the boundaries of the subject parcel, individuals on the Historic Preservation Interested Parties List and the East Cooper Interested Parties Lists.
- **February 2, 2023 :** This meeting was advertised in the Post and Courier.

## **April 17, 2024 HPC Meeting:**

- **March 29, 2023:** 649 letters were sent to owners of property located within the Ten Mile Community Historic District, non-historic district properties within 300 feet of the boundaries of the subject parcel, individuals on the Historic Preservation Interested Parties List and the East Cooper Interested Parties Lists.
- **March 29, 2023 :** This meeting was advertised in the Post and Courier.

**Certificate of Historic Appropriateness – Application Form**

**Owner Information**

<i>First Name:</i> Nest Coastal, LLC	<i>Last Name:</i>
<i>Mailing Address:</i>	P.O. Box 3965, Mooresville, NC 28117
<i>Home/Cell Phone #:</i>	843-791-2440
<i>Email Address:</i>	mlipsmeyer@nest-coastal.com

**Applicant Information** (if not being submitted by owner)

<i>First Name:</i> Mark	<i>Last Name:</i> Lipsmeyer
<i>Mailing Address:</i>	1814 Crowne Commons Way, Ste E6, Johns Island, SC 29455
<i>Home/Cell Phone:</i>	843-296-3724
<i>Email Address:</i>	mlipsmeyer@nest-coastal.com

**Property Information**

<i>Address:</i> 3864 Abe White Road, Awendaw, SC 29429	
<i>TMS #:</i> 614-00-00-768	<i>Acres:</i> .25
<i>Deed:</i> 1132-327	<i>Plat:</i> L23-0321
<i>Zoning:</i> R4	

**Description of proposed activity requiring a Certificate of Historic Appropriateness:**  
 Construsction of a single family home within the Historic Ten Mile Community.

I (we) certify that \_\_\_\_\_ is the authorized representative for my (our) Certificate of Historic Appropriateness application.

\_\_\_\_\_  
**Signature of Owner(s)** \_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Applicant (if other than owner)** \_\_\_\_\_  
**Date**

**OFFICE USE ONLY**

**Invoice Number** \_\_\_\_\_

**Amount Received** \_\_\_\_\_  Cash  Check # \_\_\_\_\_  Credit Card  Online Invoice

\_\_\_\_\_  
**Staff Signature** \_\_\_\_\_  
**Date**

## Certificate of Historic Appropriateness – Letter of Intent

**PART I: Provide a written description of the proposal which requires a Certificate of Historic Appropriateness and the Historic District or Property for which this process is required. Please attach additional paper if more room is needed.**

The proposed new single family home has been designed according to the current zoning parameters set forth by Charleston County. Water and sewer Is served to the lot.

The proposed home is designed with Lowcountry characteristics found in the Charleston market and surrounding neighborhood, built in accordance with FEMA floodplain requirements.

Square Footage: 2,024

Stories: 2

Lot Coverage: 13%

**PART II: Provide a written statement addressing how the Certificate of Appropriateness request relates to and meets each criterion below. Please attach additional paper if more room is needed to respond appropriately.**

***1 a. Describe the historic, cultural, and architectural significance of the district, site, building, structure, or object which requires a Certificate of Historic Appropriateness to be obtained.***

The Ten Mile Community historic district boundary spans both sides of Highway 17 North In the Awendaw area. The Ten Mile Community was recognized In the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The majority of the Ten Mlle Community, specifically the portion south of Highway 17, was formerly the Beehive Plantation. Based on the 1881 Plat of the Beehive Plantation, the southern portion of the community has retained the same boundaries today, less the areas that have been annexed into the Town of Mount Pleasant.

After slavery was abolished In the United States, many of the newly freed slaves, who were also ancestors of the current residents of the Ten Mile Community, settled on Goat Island and Capers Island, the Islands across the Intercoastal Waterway from the Ten Mile Community today, The owners allowed African Americans to live on these Islands and work for them. After a major hurricane demolished several areas on these Islands, the African Americans built canoes and sailed across the Intercoastal Waterway to the mainland. They then set up residence on the former Beehive Plantation, now known as the Ten Mile Community.

As with most African American settlement communities, the communities were self-sufficient and relied on using the skills of its residents. The families who established the Ten Mlle Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs. Christianity was also Important to the community. The original residents of the Ten Mlle Community first gathered for church at their "Bush Tent." The residents then raised funds to build the first church. The first church was erected In 1881. The present church, Greater Zion A.M.E. Is located at the same location on the northern boundary of the Ten Mlle Community. Many of the original Inhabitants of the Ten Mlle Community are burl'd at the Greater Zion AME Church cemetery. Additionally, there are grave markers within the 10 Mlle Community that date back to 1823.

**PART II continued.**

***1 b. Describe the proposed exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District.***

Currently, there are no historic structures located on the property and the proposed modification to the property is a new, single-family residence. The proposed dwelling's exterior form and appearance does not affect any existing or adjacent structures. The construction of a single-family dwelling is consistent with the overall Historic District, and should have limited to no impact upon existing structures or the overall nature of the district.

***1 c. Applications for new construction, alteration, repair, rehabilitation, or restoration, describe how the proposed work will use the Secretary of the Interior's Standards for the Treatment of Historic Properties.***

We have reviewed the Standards for the Treatment of Historic Properties. The proposed home will be consistent with the overall characteristic nature of this district and historical southern Charleston architecture. This home includes lower 2-story massing, porches front and rear and an inviting entrance. The home size will be 2,200+/- sqft which is consistent with the average home sizes within the district based on the resources we have. It is a difficult task to blend the new with the historic especially because the variety of homes that exist throughout the district range from mobile homes to 2 story structures. Therefore, this plan/design does encompass the historical features found throughout the Lowcountry and this district.

**PART II continued.**

***1 d. Describe how the proposal demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District. (This criterion is only applicable to properties within a Historic District; or for Site Plan Review proposals within 300 feet of Historic Districts.)***

The property in question is located in the Ten Mile Historic District. There have been several new homes built along Gadsdenville Road using modern construction materials and practices, specifically 1008, 994, 986, 914, and 910 Gadsdenville Road. The existing lot sizes vary from 1/8 acre up to several acres with most homes spaced out on larger lots. Additionally, there are more dense home sites scattered throughout the district. There are some homes toward the eastern part of the Ten Mile Community that appear to have mobile homes and mid-1900 style ranch homes on them. The proposed homes will be situated on lots with larger back yards as is generally found in the district. Building materials will be of high quality, all natural wood products, no vinyl siding.

***2. Describe how the proposal minimizes potential negative impacts through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments, etc. (This criterion is only applicable for Site Plan Review proposals on or within 300 feet of a Historic Property).***

Not applicable.

FOR APPROVAL STAMPS

**RECORDED**

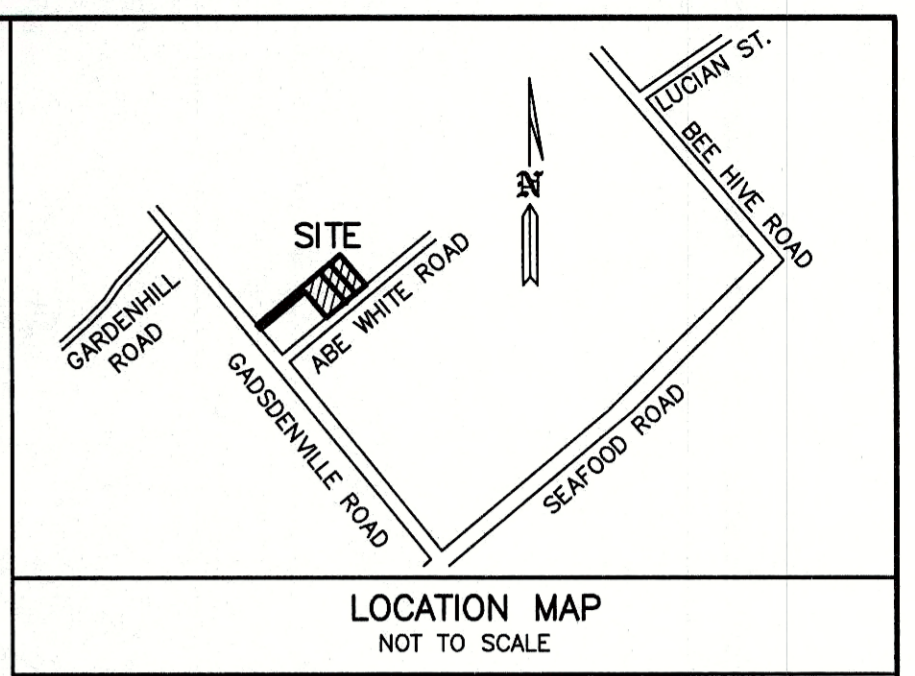
DATE: 8/18/2023 TIME: 9:45:00 AM  
 Book-Page: L23 0321 DocType: Large Plat  
 Karen Hollings, Register of Deeds, Charleston County, SC

Record Fee: \$25.00  
 Postage: \$0.00  
 TOTAL: \$25.00  
 Drawer: [ ]  
 Clerk: [ ]

Location: BEE HIVE

APPROVED PLAT

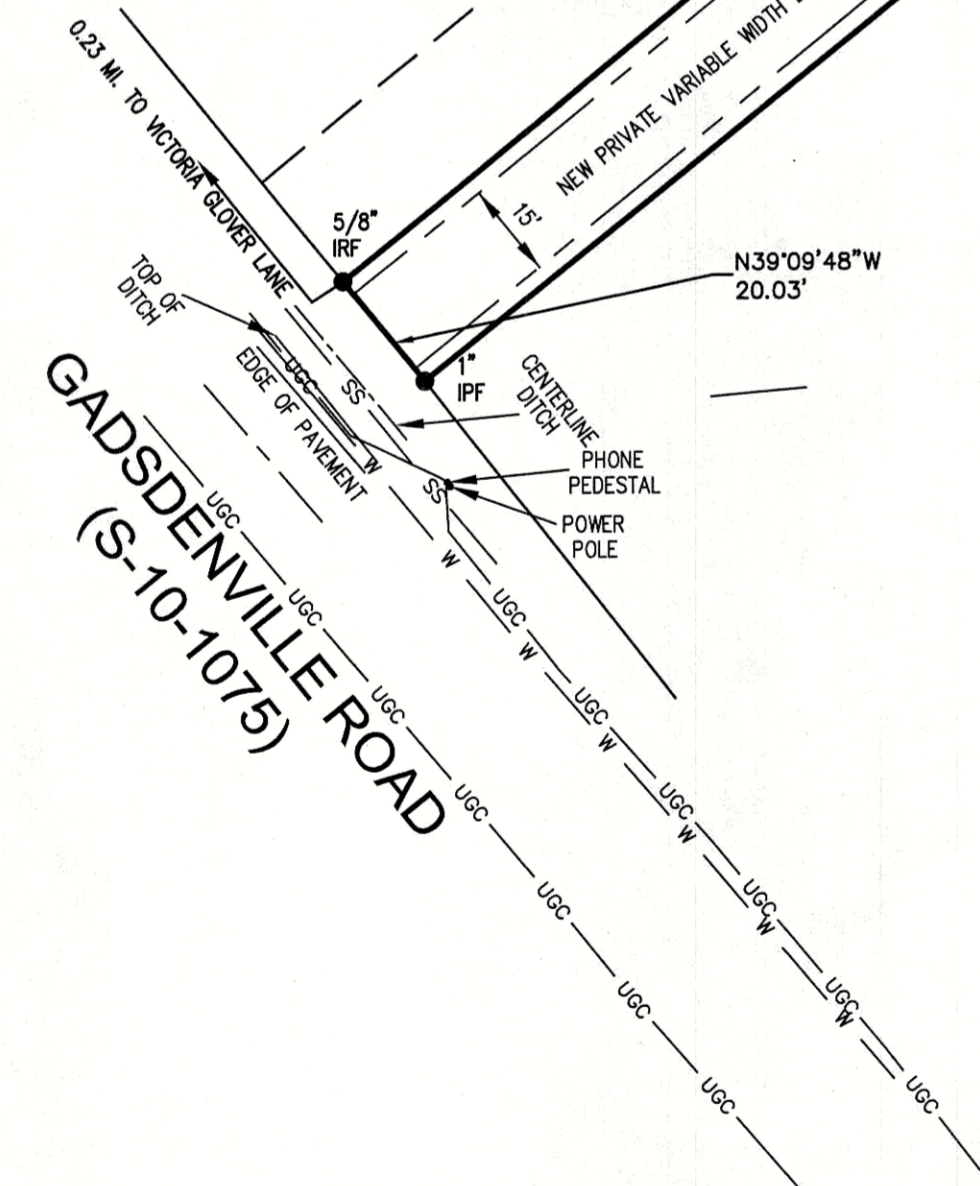
*James Andrew Dreyfus*  
 Director of Planning  
 Charleston County Planning Commission  
 SBDV-02112 08-17-23  
 Appl# Date



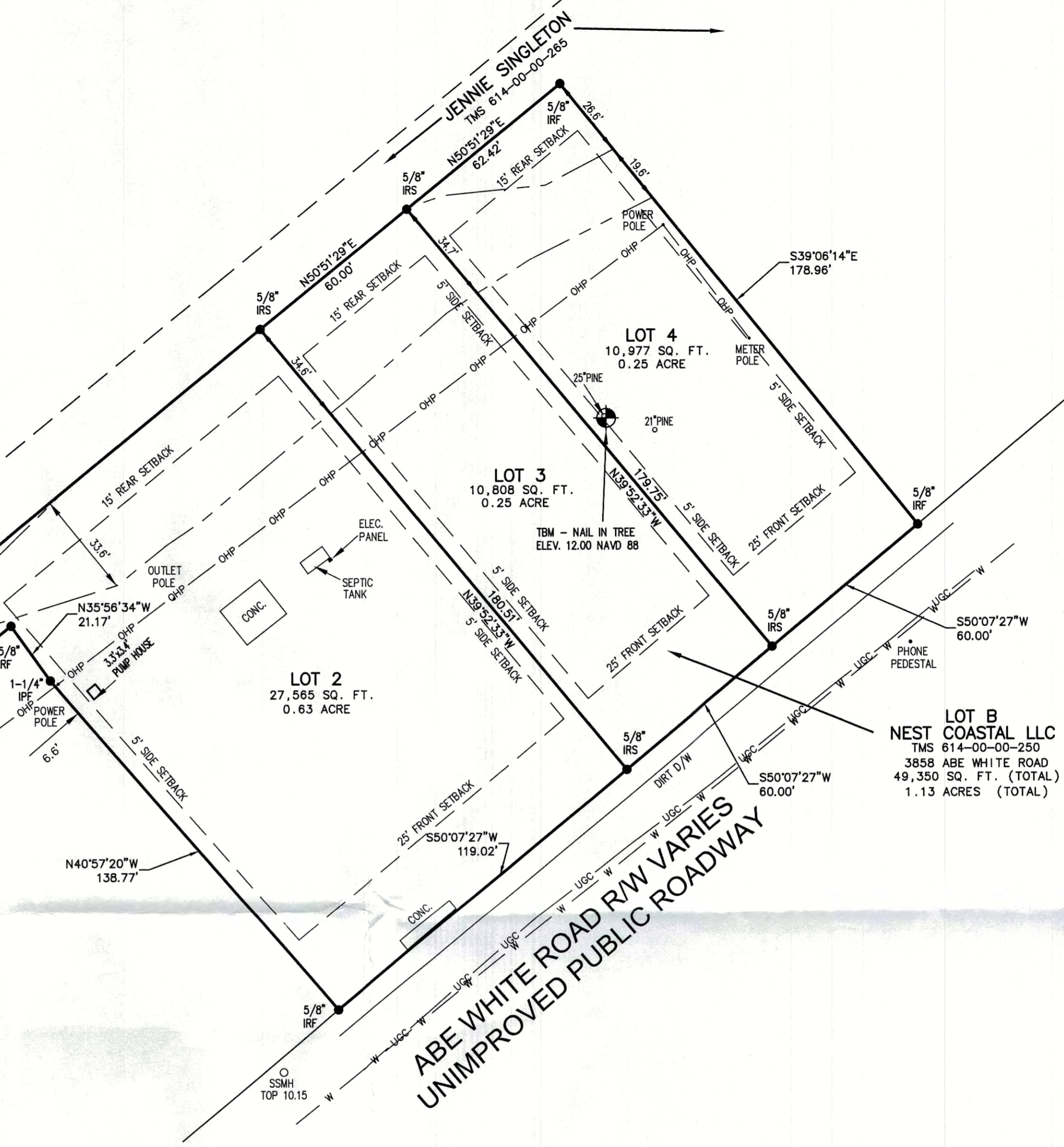
STATE PLANE

THE NEW VARIABLE WIDTH DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE USE OF THE PUBLIC. THE PROPERTY OWNERS OF THESE LOTS GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM.

*[Signature]*



HENRY SINGLETON  
 JENNIE SINGLETON  
 TMS 614-00-00-133



SSMH  
 TOP 10.31

- LEGEND**
- IPF IRON PIPE FOUND
  - IRF IRON REBAR FOUND
  - IRS IRON REBAR SET
  - SSMH SANITARY SEWER MANHOLE
  - X9.3 EXISTING ELEVATION
  - OHP OVERHEAD POWER LINE
  - SS SANITARY SEWER LINE
  - UGC UNDERGROUND COMMUNICATIONS LINE
  - W WATER LINE

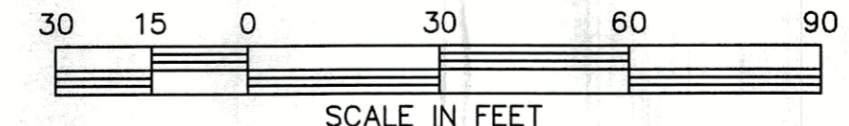
- ZONING:**
- R-4  
 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS  
 MAXIMUM DENSITY 4 DWELLING UNITS PER ACRE  
 MINIMUM LOT AREA  
 WITH PUBLIC WATER AND SEWER 7,250 SQUARE FEET  
 WITHOUT PUBLIC WATER AND SEWER 10,000 SQUARE FEET  
 MINIMUM LOT WIDTH 14,500 SQUARE FEET  
 MINIMUM SETBACKS 60 FEET
- FRONT 25 FEET  
 INTERIOR SIDE 5 FEET  
 REAR 15 FEET  
 OCRM CRITICAL LINE 35 FEET  
 MAXIMUM BUILDING COVER 30% OF LOT  
 MAXIMUM HEIGHT 35 FEET

- REFERENCES:**
- PLAT BY W. L. GAILLARD LAST REVISED JAN. 2, 1990, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BY PAGE 58
  - PLAT BY EDWARD GLEN CHEARS DATED MAY 18, 2012, PREPARED FOR CHARLESTON COUNTY PUBLIC WORKS RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK S13 PAGE 0066
  - PLAT BY E. M. SEABROOK, JR., INC. DATED MAY 3, 2022, NOT RECORDED

- NOTES:**
- AREA DETERMINED BY COORDINATES
  - BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0365 K DATED JANUARY 29, 2021, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 11').
  - THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING SUBSURFACE GRAVE SITES THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.
  - THERE IS PUBLIC WATER AND SEWER AVAILABLE IN ABE WHITE ROAD.
  - THERE ARE NO GRAND TREES ON THESE LOTS.

**BEE HIVE AREA  
 CHRIST CHURCH PARISH  
 CHARLESTON COUNTY, S. C.**

PLAT OF THE SUBDIVISION OF LOT B (TMS 614-00-00-250)  
 CONTAINING 1.13 ACRES OWNED BY NEST COASTAL LLC  
 INTO LOT 2 CONTAINING 0.63 ACRE  
 AND LOTS 3 AND 4 BOTH CONTAINING 0.25 ACRE

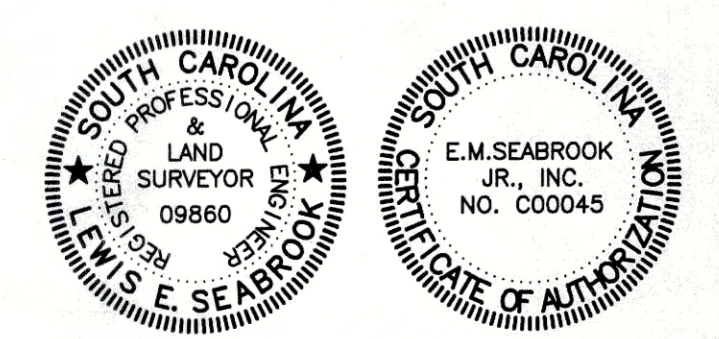


SCALE: 1" = 30'

FEBRUARY 27, 2023  
 REVISED AUGUST 7, 2023

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

*Lewis E. Seabrook* 2/15/23  
 LEWIS E. SEABROOK  
 CIVIL ENGINEER & LAND SURVEYOR  
 S. C. REG. NO. 09860  
 P. O. BOX 26  
 MOUNT PLEASANT, S. C. 29465  
 (843) 884-4496



**E.M. SEABROOK**  
 Engineers | Surveyors  
 1037 Chuck Dawley Blvd.  
 Building F - Suite 200  
 Post Office Box 96  
 Mount Pleasant, SC 29465  
 Phone (843) 884-4496  
 www.emseabrook.com

NAVD 88

17197-02 NEST COASTAL - ABE WHITE ROAD

# Helmsman Homes

## Ballast - A

### SHEET SCHEDULE

CS	COVER SHEET
A1	FLOOR PLANS
A2	EXTERIOR ELEVATIONS
A3	CABINET ELEVATIONS, STAIR SECTION
S1c	CRAWL FOUNDATION PLAN
S1m	MONO-SLAB FOUNDATION PLAN
S1s	STEM-WALL SLAB FOUNDATION PLAN
S2	CEILING FRAMING PLANS
S3	ROOF PLAN
S4c	FOUNDATION SECTIONS - CRAWL
S4m	FOUNDATION SECTIONS - MONO-SLAB
S4s	FOUNDATION SECTIONS - STEM-WALL SLAB
S5	CORNICE SECTIONS, DETAILS
E1	ELECTRICAL PLANS

### AREA SCHEDULE

1ST FLOOR HEATED	1136 SF
2ND FLOOR HEATED	888 SF
*TOTAL HEATED	2024 SF
FRONT PORCH	224 SF
REAR PORCH	85 SF
*TOTAL UNHEATED	309 SF
TOTAL UNDER ROOF	2333 SF



Helmsman Homes

Ballast - A



Tino Home Design, LLC  
Residential Design and Drafting Services

Hubbard Terrace  
Huntersville, North Carolina 28078  
Phone: (704) 942-3091 Fax: (704) 942-9692  
www.tinohomedesign.com

Plan Date:

3/21/2023

Revision Date:

Drawn By:

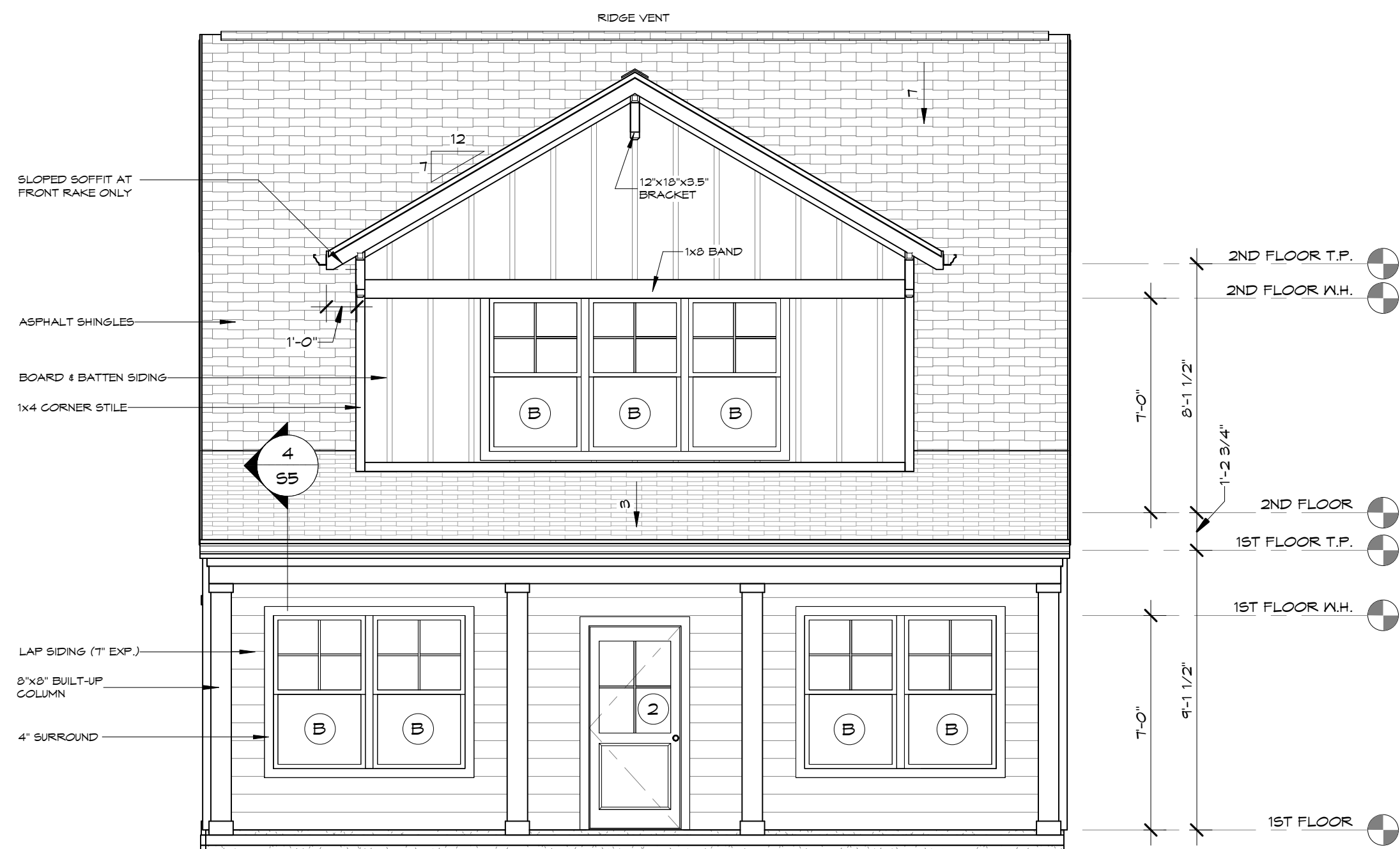
MT

Sheet Number

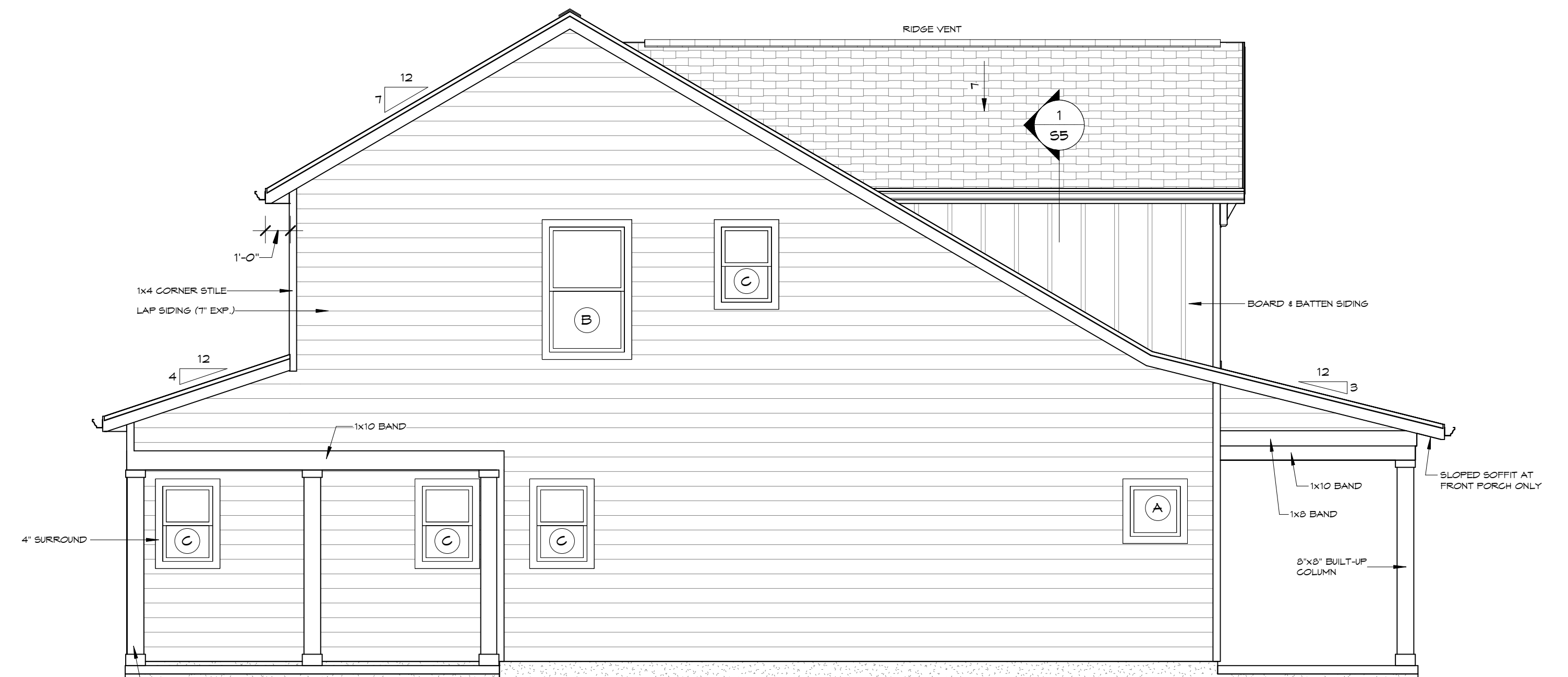
CS

Hubbard Terrace

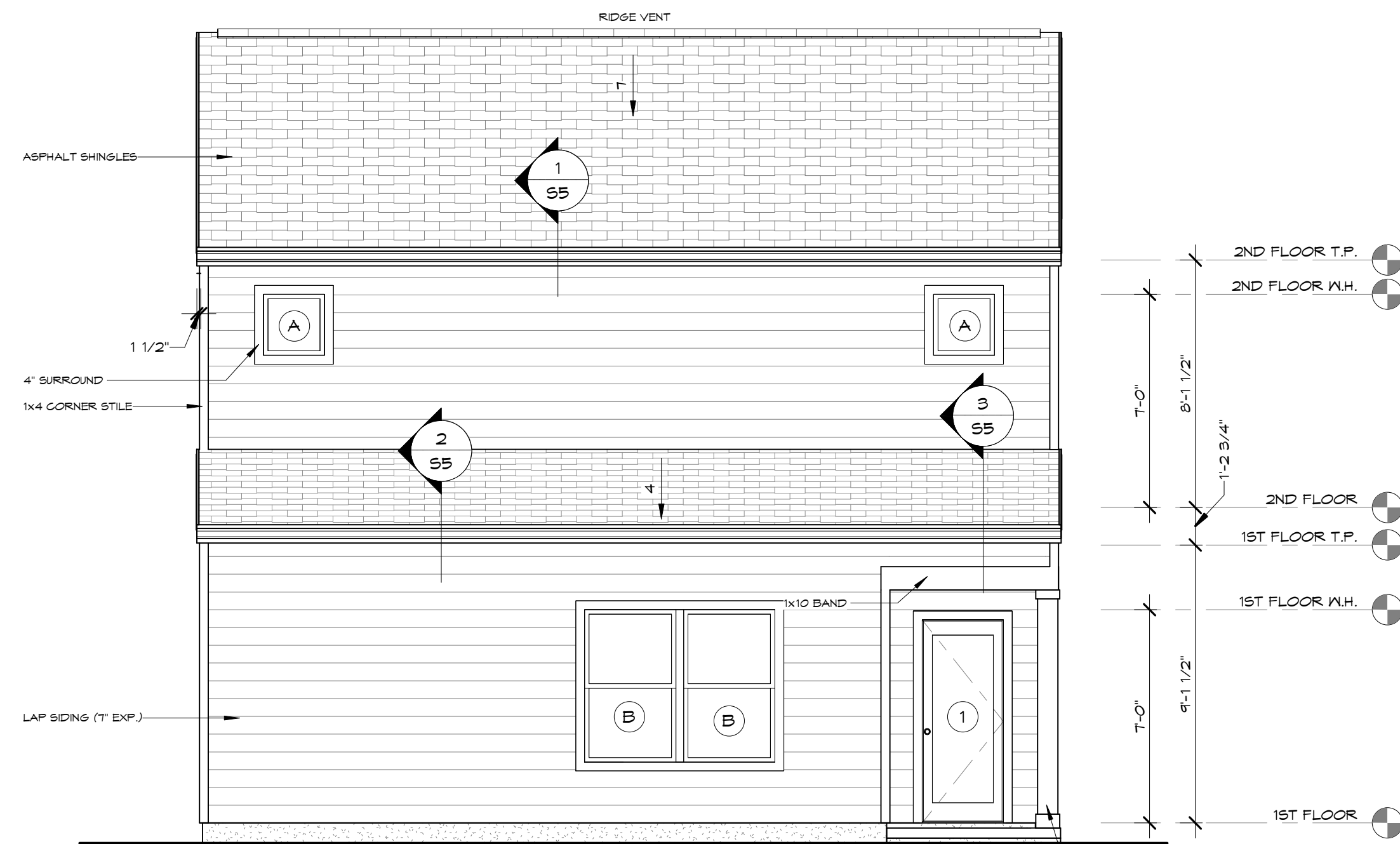




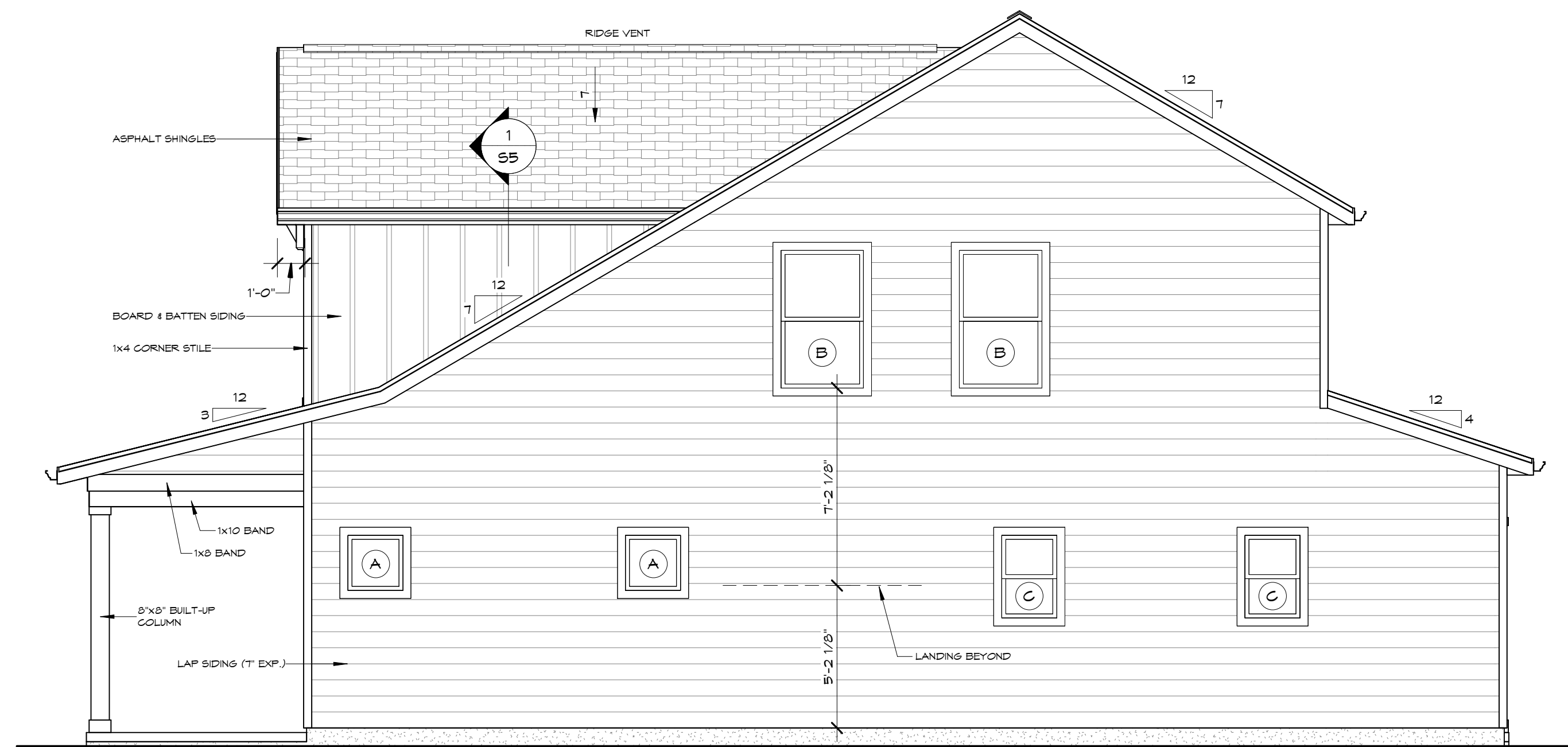
1 FRONT ELEVATION  
1/4" = 1'-0"



3 LEFT SIDE ELEVATION  
1/4" = 1'-0"



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



4 RIGHT SIDE ELEVATION  
1/4" = 1'-0"

DOOR SCHEDULE		
TYPE	DOOR SIZE	DESCRIPTION
1	2'-8" x 6'-8" x 1 3/4"	1 LIGHT
2	3'-0" x 6'-8" x 1 3/4"	4 LIGHT, 1 PANEL
3	2'-8" x 6'-8" x 1 3/8"	6 PANEL
4	2'-6" x 6'-8" x 1 3/8"	6 PANEL
5	2'-4" x 6'-8" x 1 3/8"	6 PANEL

WINDOW SCHEDULE		
TYPE	WINDOW SIZE	DESCRIPTION
A	2'-0" x 2'-0"	FIXED
B	3'-0" x 5'-0"	SINGLE-HUNG
C	2'-0" x 3'-0"	SINGLE-HUNG

**WINDOW NOTES:**

- SEE PLAN FOR TEMPERED LOCATIONS.
- ENSURE WINDOW MANUFACTURER THAT EGRESS WINDOWS IN BEDROOMS MEET EGRESS REQUIREMENTS PER BUILDING CODE.
- PROVIDE FALL PROTECTION ON WINDOWS WHERE THE SILL IS LESS THAN 24" ABOVE THE FLOOR AND GREATER THAN 12" ABOVE GRADE.

**GENERAL ELEVATION NOTES:**

- DESIGN BASED ON 2018 NORTH CAROLINA RESIDENTIAL CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS. DO NOT SCALE DIMENSIONS FROM PROJECT DRAWING. PLANS AND DETAILS MAY NOT ALWAYS PRINT TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
- GRADE ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER ON SITE CONSIDERATIONS.
- DOWNPOUT SIZE AND LOCATION TO BE DETERMINED ON SITE BY GUTTER CONTRACTOR.
- FRAMING HEIGHTS:
  - A. FLOOR TO TOP PLATE FIRST FLOOR = 9'-1 1/2"
  - B. FLOOR TO TOP PLATE SECOND FLOOR = 8'-1 1/2"
  - C. FLOOR TO WINDOW HEAD FIRST FLOOR = 7'-0"
  - D. FLOOR TO WINDOW HEAD SECOND FLOOR = 7'-0"

PROVIDE CORROSION RESISTANT FLASHING AT ALL ROOF/WALL INTERSECTIONS PER R-903.2.1.

- TYP. DOOR/WINDOW TRIM**
- 1x4 SURROUND
- TYP. RAKE TRIM**
- METAL DRIP EDGE
  - 1x8 FASCIA
  - 1x4 FRIEZE



Helmsman Homes

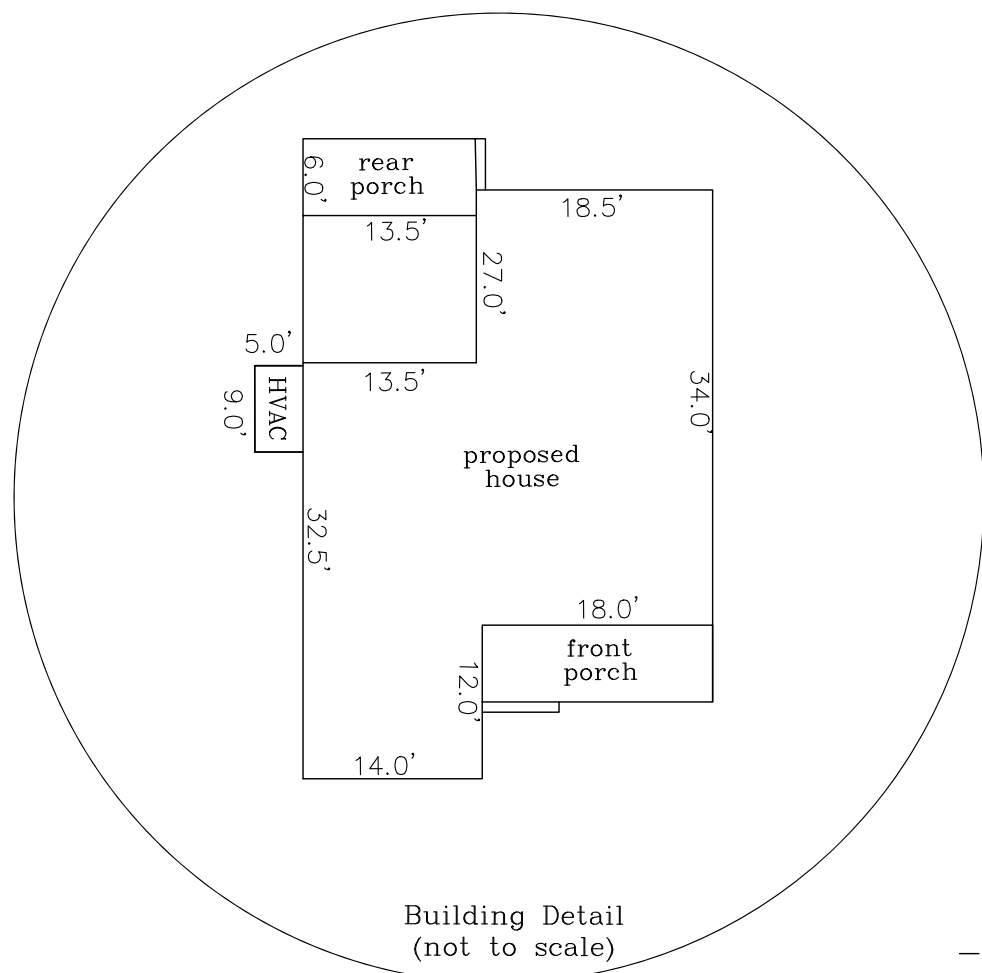
Ballast - A

Tino Home Design, LLC  
Residential Design and Drafting Services  
Post Office Box 8778  
Huntersville, North Carolina 28079  
Phone: (704) 952-9091 Fax: (704) 952-9692  
www.tinohomedesign.com

Plan Date:  
3/21/2023  
Revision Date:  
MT  
Sheet Number

A2

Hubbard Terrace



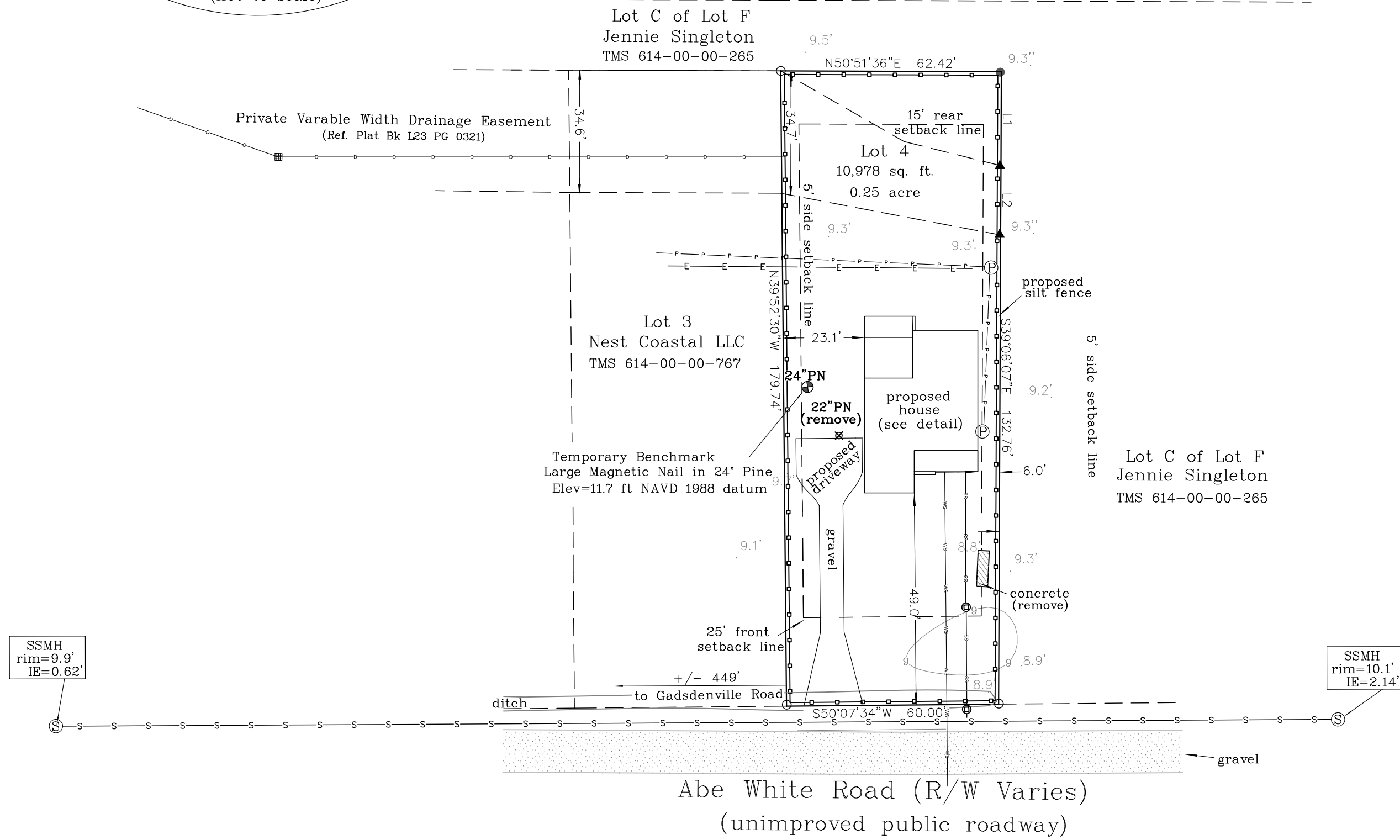
Lot Coverage  
Structure Elements  
House, Porches, HVAC Stand and Stairs... 1,470 Sq Ft  
13.4% Coverage



NUM	BEARING	DISTANCE
L1	S39°06'07"E	26.60'
L2	S39°06'07"E	19.60'

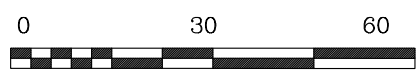
- LEGEND:**
- 1" open pipe found
  - 5/8" rebar found
  - 5/8" rebar set
  - ⊙ Temporary Benchmark
  - ⊕ sewer manhole
  - ⊖ power pole
  - — — — — overhead powerline
  - - - - - private drainage easement
  - — — — — edge unimproved road
  - - - - - setback line
  - — — — — property line
  - — — — — proposed silt fence
  - — — — — proposed water service
  - — — — — proposed sewer line
  - — — — — proposed drainage line
  - - - - - underground sewer line
  - - - - - underground electric line
  - — — — — contour line
  - 9.5' spot elevation
  - ▒ concrete
  - ▒ gravel
  - proposed drainage box
  - ⊙ proposed sewer cleanout
  - PN = pine tree

- NOTES:**
- Reference Tax Map Number 614-00-00-768
  - Reference Plat Book L23, Page 0321
  - Property owner: Nest Coastal LLC
  - This property may be subject to various utility easements (i.e. power, telephone, water, gas, sewer, etc.) that were not noted in the plats referenced herein, nor in the other title information noted herein. This plat does not address any subterranean conditions of any nature, unless specifically noted otherwise.
  - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  - Declaration is made to Original Purchaser of the survey. It is not transferable to additional institutions or subsequent owner.
  - This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge said lot is located in flood zone AE(11') FEMA Map No. 45019C0365 K 01/29/2021. Flood zone should be verified with the governing municipality before design and construction.
  - Subsurface and environmental conditions were not examined or considered as a part of this survey.
  - Property address: 3864 Abe White Road
  - Every effort has been made to accurately locate, label, and describe the size of the trees shown hereon. The trees identified on this survey are of our opinion only. The species and size should be verified by a certified arborist or the local governing authority. No canopies or tree leanings are shown. A preliminary site layout is recommended before final site design or construction.
  - Anything shown outside the defined boundary of this survey is for descriptive purposes only.
  - Verify Setbacks with Governing Municipality before Design and Construction
  - Project Elevation Datum NAVD 1988



Site Plan for Single Family Residence  
Lot 4  
Bee Hive Community  
Located in  
Christ Church Parish  
Charleston County, South Carolina

Field Date: October 24, 2023  
Drawing Date: November 6, 2023  
SCALE 1" = 30'



2551 ASHLEY RIVER ROAD  
CHARLESTON, SC 29414  
PHONE(843)571-5191  
FAX(843)571-7447  
palmettolandsurveying@gmail.com



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

*James G. Pennington*  
James G. Pennington, P.L.S. No. 10291  
Palmetto Land Surveying, Inc.  
2551 Ashley River Road  
Charleston, S.C. 29414 571-5191

**HIST-12-23-00105**  
**February 21, 2024**  
**Meeting**  
**Public Input**

**From:** [Fran W](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 3:12:29 PM  
**Attachments:** [Opposition to HIST-12-23-00105 LetterFPW 21Feb2024.pdf](#)

---

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Historic Preservation Commissioners,

Attached is a petition with signatures in opposition to the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768).

Regards,

Ms. Frances P. White

**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

Printed Name	Signature
Charles P. Smith	3961 LUCIAN ST
Rose # 18 # 20 # 21 # 22 # 23 # 24 # 25 # 26 # 27 # 28 # 29 # 30 # 31 # 32 # 33 # 34 # 35 # 36 # 37 # 38 # 39 # 40 # 41 # 42 # 43 # 44 # 45 # 46 # 47 # 48 # 49 # 50 # 51 # 52 # 53 # 54 # 55 # 56 # 57 # 58 # 59 # 60 # 61 # 62 # 63 # 64 # 65 # 66 # 67 # 68 # 69 # 70 # 71 # 72 # 73 # 74 # 75 # 76 # 77 # 78 # 79 # 80 # 81 # 82 # 83 # 84 # 85 # 86 # 87 # 88 # 89 # 90 # 91 # 92 # 93 # 94 # 95 # 96 # 97 # 98 # 99 # 100	Rose # 18 # 20 # 21 # 22 # 23 # 24 # 25 # 26 # 27 # 28 # 29 # 30 # 31 # 32 # 33 # 34 # 35 # 36 # 37 # 38 # 39 # 40 # 41 # 42 # 43 # 44 # 45 # 46 # 47 # 48 # 49 # 50 # 51 # 52 # 53 # 54 # 55 # 56 # 57 # 58 # 59 # 60 # 61 # 62 # 63 # 64 # 65 # 66 # 67 # 68 # 69 # 70 # 71 # 72 # 73 # 74 # 75 # 76 # 77 # 78 # 79 # 80 # 81 # 82 # 83 # 84 # 85 # 86 # 87 # 88 # 89 # 90 # 91 # 92 # 93 # 94 # 95 # 96 # 97 # 98 # 99 # 100
Shirley N. Hildley	Shirley N. Hildley
Lucille Mitchell	Lucille Mitchell
Betty S. James	Betty S. James
Carmen L. James	Carmen L. James
Lourence Waiters	Lourence Waiters
<del>Shirley N. Hildley</del>	<del>Shirley N. Hildley</del>
Patrice Edwards Jones	Patrice Edwards Jones
SABRINA JENKINS	Sabrina Jenkins

Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)

Printed Name	Signature
Kevin J. Brown	Kevin J. Brown
Thelma Brown	Thelma Brown
George Manigault	George Manigault
Charles Singleton	Charles Singleton
Leo Jenkins	Leo Jenkins
Ezetta C. Swinton	Ezetta C. Swinton
Peggy Jenkins	Peggy Jenkins
Danyelah Singleton	Danyelah Singleton
Inez Singleton	Inez Singleton
Jean Puckney	Jean Puckney
Jo Ann Howard	Jo Ann Howard
Betty P. White	Betty P. White
FRANCIS WHITE	Francis White
Clara Ravenel	Clara Ravenel
Jerom Bennett	Jerom Bennett
Mijshica Bennett	Mijshica Bennett
Carolyn Night-Bennett	Carolyn Night-Bennett
Cherylne Gillman	Cherylne Gillman

Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)

Printed Name	Signature
Reggie Hutchinson	Reggie Hutchinson
Jeanette P. Singleton	Jeanette P. Singleton
Jermaine Gilliard	Jermaine Gilliard
Barbra Hilliard	Barbra Hilliard
Nathaniel Hilliard	Nathaniel Hilliard
Alifay Edwards	Alifay Edwards
Charnette Singleton	Charnette Singleton
EARLLEE NESBITT	Earllee Nesbitt
Carolyn Wright	Carolyn Wright
Louis Wright	Louis Wright
Bridget White	Bridget White
Elaine Crowder	Elaine Crowder
Immanu	
Stanley Brown	Stanley Brown
Caseline Jenkins	Caseline Jenkins
Arlene H. Gray	Arlene H. Gray
Renee Lemman	
Prestlie Wrayne	Prestlie Wrayne

Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)

Printed Name	Signature
Rose Marie Brown	Rose Marie Brown
Leslie Brown	Leslie B
Victor Joe Hendrix	Victor J Hendrix
Shawn Brown	Shawn Brown
Wayne Brown	Wayne B
John Brown	John Brown
Alzono Bennett	Alzono Bennett
Walter Brown	Walter B
Jessica Swinton	Jessica Swinton
Tyler Swinton	Tyler Swinton
Judicia Campbell	Judicia Campbell



Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)

Printed Name	Signature
Janie W. Matthews	Janie Matthews
Pauline Wright	Pauline Wright
Elizabeth Coleman	Elizabeth Coleman
Felicia J. WRIGHT	Felicia J. Wright
Mary L. Quarles	Mary L. Quarles
Dana M. Coleman	Dana M. Cole
Shonda J. Coleman	Shonda Coleman
Carla Pinckney	Carla Pinckney
Lou Ester Pinckney	Lou Ester Pinckney
Tara Pinckney	Tara Pinckney
Tonya E. Misuraca	Tonya E. Misuraca
Loumeray Wright	Loumeray Wright
Desmond Howard	Desmond Howard
Joy C. Taylor	Joy C. Taylor
Benjamin Mangum	Benjamin Mangum
Elthel Washington	Elthel Washington
Liz Jerky	Liz Jerky
Helen Hinton	Helen Hinton

Helen Hinton  
 Mary C. Amargo  
 Page | 5

Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)

Printed Name	Signature
Gwendolyn C. Singler	<i>Gwendolyn C. Singler</i>
Dashaeda Brown	<i>Dashaeda Brown</i>
Leon Sanders	<i>Leon Sanders</i>
Delmont K. Keubel	<i>Delmont K. Keubel</i>
Estelle Warren	<i>Estelle Warren</i>
Rockelle A. Jackson	<i>Rockelle Jackson</i>
Ryan E. Jackson	<i>Ryan E. Jackson</i>
Byron E. Jackson	<i>Byron E. Jackson</i>
Barbara Moss	<i>Barbara Moss</i>
Lorena Smith	<i>Lorena Smith</i>
Herbert L. Smith	<i>Herbert L. Smith</i>
Susan Mangant	<i>Susan Mangant</i>
June Fuller	<i>June Fuller</i>
Candice Sisco	<i>Candice Sisco</i>
Leser Small	<i>Leser Small</i>

**From:** [Moses](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Thursday, February 15, 2024 8:01:10 AM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

Moses

**From:** [Carolyn Wright](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Wednesday, February 14, 2024 9:56:46 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
C. Wright

**From:** [Lou Pinckney](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Wednesday, February 14, 2024 9:55:32 PM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
Lou

**From:** [Carla Pinckney](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Wednesday, February 14, 2024 9:54:29 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
C. Pinckney

**From:** [Bub](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Thursday, February 15, 2024 1:02:00 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,  
Bub

**From:** [Treasure White](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) & HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Saturday, February 17, 2024 4:42:09 PM

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**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

**Treasure White**

*(843) 810-3763*



**From:** [Fran W](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Saturday, February 17, 2024 2:51:11 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

The original lot size of 1.12 acres aligned to the community than this subdivided lot as the average lot size in the district is ~1 acre. The Site Plan shows the road is gravel. There might be gravel on a section of the road, but in general, it's a dirt road.

There are about 250 developed lots (lots with homes) total in the historic district so more than 200 of them are larger than 0.4 acres.

The lot coverage and building coverage would be much higher than most lots in the historic district.

The building coverage would be ~25% which is more than twice the average coverage for this historic district.



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

Square Footage: 3,016  
 Stories: 3  
 Lot Coverage: 22%”

This style of home is predominate in some subdivisions such as those on Lieben Rd. It’s also similar style to homes in subdivisions a developer is planning in the historic district. Those homes don’t fit the prevailing character of the Historic District and neither does this home. Staff has pointed out the range in home sizes on Abe White Rd. which ranges up to ~1,500 sq ft. Average home size in the historic district is ~1,900 sq ft.



Located in a subdivision off of Lieben Rd.



Located in a subdivision off of Lieben Rd.



Proposed plan for a subdivision in the historic district.

Most homes in the district have a larger front yard versus back yard as the homes sit further back from the road. According to the diagram, the distance

between the left and right sides of the home and the lot boundary is less than 13 ft. That's subdivision development pattern not Ten Mile Historic District pattern. Most homes in the district have greater side setbacks than that.

The homes elevation is higher than required. I agree with staff in the recommendation to disapprove.

Approval would promote additional lots to be split and developed in this manner as well as more uncharacteristic architectural styles in the district.

This type of development may not change the character of the community as blatantly and quickly as a major subdivision, but none-the-less, minor subdivisions placed here and there add up. If those subdivisions are out of character of the overall community, they begin to overtake the district like the major subdivisions until all traces of the historic character are gone. Please don't contribute to that.

Regards,

Ms. Frances P. White

**From:** [twinkle91066](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Saturday, February 17, 2024 2:11:26 PM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS [614-00-00-250](#)). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS [614-00-00-768](#)). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards

Tracy H. Evans

**From:** [John Pinckney](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness  
**Date:** Saturday, February 17, 2024 7:29:34 PM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

John A. Pinckney

3949

**From:** [Nick Misuraca](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, February 18, 2024 9:01:40 AM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

Nick Misuraca  
C: 8434082040

**From:** [Dana Coleman](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, February 18, 2024 10:43:19 AM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Thank you,

Elizabeth W. Coleman

930 Beehive Rd.

Awendaw, SC 29429



**From:** [Cejae White](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, February 18, 2024 2:36:20 PM

---

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Dear Charleston County Historic Preservation Commissioners,

I, Cephus J White: grandson of Abraham White Sr., oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road. If my grandfather was alive he would never allow you to gain access down his street.

Regards,

Cephus J White

**From:** [Penny Wigfall](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Sunday, February 18, 2024 4:47:16 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

Penny Wigfall  
(404) 423-7280

**From:** [LaVon Heyward](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) & HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, February 18, 2024 5:28:30 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for **HIST-12-23-00103 (TMS 614-00-00-250)**. I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

I oppose the request for Certificate of Historic Appropriateness for **HIST-12-23-00105 (TMS 614-00-00-768)**. I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

LaVon Heyward

**From:** [Sharon](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 8:00:18 AM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

S. Frost

**From:** [Lenny](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 1:02:00 AM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

Lenny

**From:** [Lillie G. Jackson](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) & HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, February 18, 2024 8:31:53 PM

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**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

**Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)**

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,

Mrs. Lillie Glover Jackson

Property Owner

Lewis Jackson Jr., Descendant of Lillie Glover Jackson

Dr. La Toya D. Jackson, Descendant of Lillie Glover Jackson

**From:** [Sammy](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, February 18, 2024 7:07:17 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

Sammy

**From:** [Grace](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 10:07:27 AM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

G. Pinckney



**From:** [Elias](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for two Single-Family Dwelling Units in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 9:05:07 AM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the applications demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

Regards,

Elias

**From:** [Craig Ascue](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, February 19, 2024 8:21:07 AM

---

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. It is obvious as we have provided several examples from the ACA. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road. The subject developer has not made any attempt to discuss with homeowners or community members their commitment to community building or sustainability.

Craig Ascue  
"A trusted name since 1968"  
Cell 843-670-1717  
Office 843-884-6862  
[tcraigascue@gmail.com](mailto:tcraigascue@gmail.com)

**HIST-12-23-00105**

**April 17, 2024**

**Meeting**

**Public Input**

**From:** [Jo Ann Howard](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250) and HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Sunday, April 14, 2024 11:20:06 PM

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Subject: Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). A The applicant has made some changes, but I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district; this home is almost twice as deep as it is wide. The setbacks are not consistent with the majority of the homes in this historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community especially with the deep style of homes. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

-----  
Subject: Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). A The applicant has made some changes, however, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic

District. Homes that are deeper than they are wide is not common in this historic district; this home is almost 1.5 times as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Thank you,

JoAnn Howard

**From:** [Fran W](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, April 15, 2024 9:19:06 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district; this home is almost 1.5 times as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Please also refer to my previous email below as most of the points still apply.

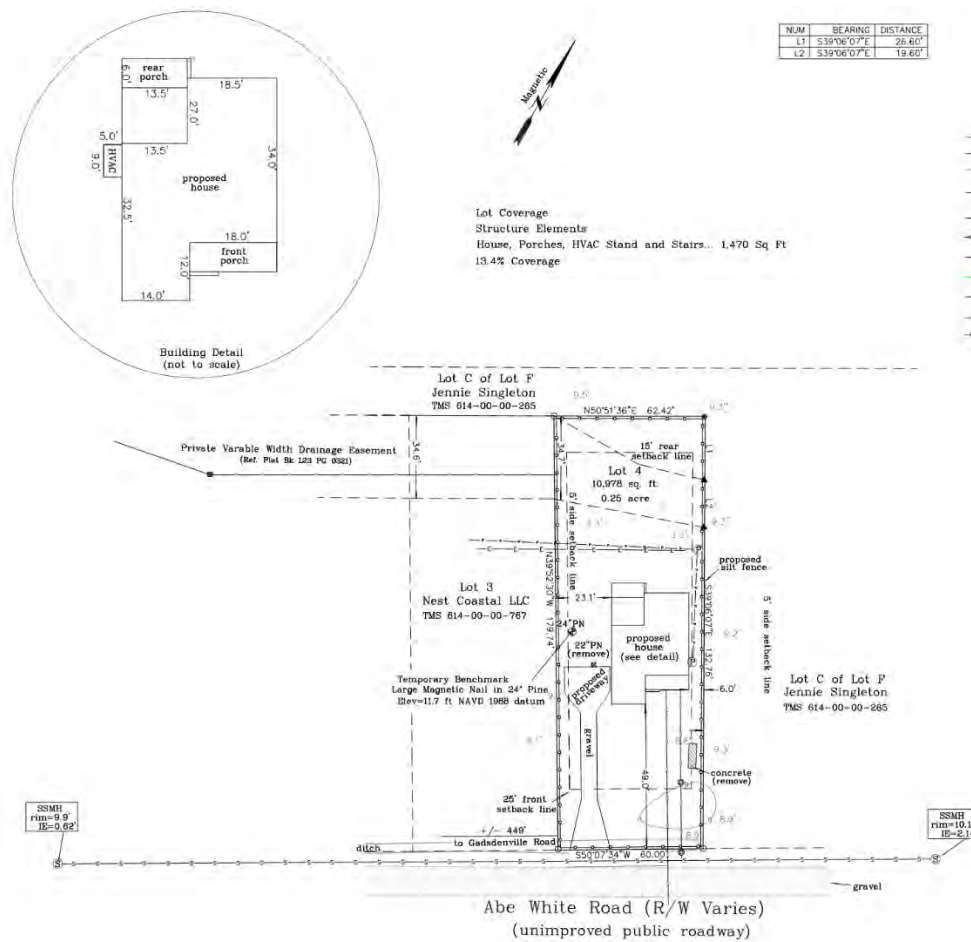
Also please consider the petition previously provided for the February meeting. The comments and concerns are still valid.

Previous Front Elevation



New Front Elevation





Regards,  
Ms. Frances P. White

**From:** Fran W <fran\_0033@aol.com>  
**Sent:** Saturday, February 17, 2024 2:51 PM  
**To:** 'CCHPC@charlestoncounty.org' <CCHPC@charlestoncounty.org>  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). I do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district. The home's architectural style is characteristic

of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

The original lot size of 1.12 acres aligned to the community than this subdivided lot as the average lot size in the district is ~1 acre. The Site Plan shows the road is gravel. There might be gravel on a section of the road, but in general, it's a dirt road.

There are about 250 developed lots (lots with homes) total in the historic district so more than 200 of them are larger than 0.4 acres.

The lot coverage and building coverage would be much higher than most lots in the historic district.

The building coverage would be ~25% which is more than twice the average coverage for this historic district.



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

*Square Footage: 3,016*

*Stories: 3*

*Lot Coverage: 22%\**

This style of home is predominate in some subdivisions such as those on Lieben Rd. It's also similar style to homes in subdivisions a developer is planning in the historic district. Those homes don't fit the prevailing character of the Historic District and neither does this home. Staff has pointed out the range in home sizes on Abe White Rd. which ranges up to ~1,500 sq ft. Average home size in the historic district is ~1,900 sq ft.





Located in a subdivision  
off of Lieben Rd.



Located in a subdivision  
off of Lieben Rd.



Proposed plan for a subdivision  
in the historic district.

Most homes in the district have a larger front yard versus back yard as the homes sit further back from the road. According to the diagram, the distance between the left and right sides of the home and the lot boundary is less than 13 ft. That's subdivision development pattern not Ten Mile Historic District pattern. Most homes in the district have greater side setbacks than that.

The homes elevation is higher than required. I agree with staff in the recommendation to disapprove.

Approval would promote additional lots to be split and developed in this manner as well as more uncharacteristic architectural styles in the district.

This type of development may not change the character of the community as blatantly and quickly as a major subdivision, but none-the-less, minor subdivisions placed here and there add up. If those subdivisions are out of character of the overall community, they begin to overtake the district like the major subdivisions until all traces of the historic character are gone. Please don't contribute to that.

Regards,

Ms. Frances P. White

**From:** [Carolyn Wright](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, April 15, 2024 2:17:49 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district; this home is almost 1.5 times as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,  
Carolyn

**From:** [lewpinckney04@yahoo.com](mailto:lewpinckney04@yahoo.com)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, April 15, 2024 2:14:38 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district; this home is almost 1.5 times as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,  
Carla

**From:** [Angela Singleton](#)  
**To:** [CCHPC](#)  
**Subject:** Subject: Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00103 (TMS 614-00-00-250)  
**Date:** Monday, April 15, 2024 2:09:13 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00103 (TMS 614-00-00-250). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide are not common in this historic district; this home is almost twice as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this settlement community especially with the deep style of homes. The home size does not fit in with the majority of this district and does not fit in with the existing homes on this road.

-----  
Subject: Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district; this home is almost 1.5 times as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Thank you

Angela M. Singleton

**From:** [Carla Pinckney](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, April 15, 2024 2:04:01 PM

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Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district; this home is almost 1.5 times as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,  
Carla Pinckney

**From:** [Lou Pinckney](#)  
**To:** [CCHPC](#)  
**Subject:** Opposition to Certificate of Historic Appropriateness for a Single-Family Dwelling Unit in Ten Mile - HIST-12-23-00105 (TMS 614-00-00-768)  
**Date:** Monday, April 15, 2024 2:22:02 PM

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**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Historic Preservation Commissioners,

I oppose the request for Certificate of Historic Appropriateness for HIST-12-23-00105 (TMS 614-00-00-768). Although the applicant has made some changes, I still do not believe the application demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, or architecture that are characteristic of the Ten Mile Historic District. Homes that are deeper than they are wide is not common in this historic district; this home is almost 1.5 times as deep as it is wide. The setbacks are not consistent with the majority of the homes in the historic district. The home's architectural style is characteristic of developers' subdivisions not of this community. The home size and lot size do not fit in with the majority of this district and do not fit in with the existing homes/lots on this road.

Regards,  
Lou Ester

# **Certificate of Historic Appropriateness Application:**

**HIST-02-24-00106**

- Case History**
- Presentation**
- Application**



**CERTIFICATE OF HISTORIC APPROPRIATENESS: HIST-02-24-00106  
CASE HISTORY**

**Historic Preservation Commission: April 17, 2024**

**CASE INFORMATION**

Location: 987 Theodore Road

Parcel Identification: 614-00-00-394

Council District: 2 - Kobrovsky

Property Size: 0.25 acres

Application: Certificate of Historic Appropriateness request for the installation of roof-mounted solar panels at TMS 614-00-00-394, 987 Theodore Road, a property within the Ten Mile Community Historic District.

Parcel Information and Area Description: The subject property is zoned Low Density Residential (R-4) and is the site of a 1,203 square foot single-family dwelling unit. The Future Land Use designation is Urban/Suburban Cultural Community Protection. Properties to the Northeast, Southeast, and South are also zoned R-4 and contain single-family dwelling units. Properties to the West, North, and East are in the Town of Mt. Pleasant's jurisdiction, zoned R4 or CC, and contain single-family dwelling units or are vacant. The subject property is in the AE-11 flood zone.

Historic Significance: On June 21, 2022, Charleston County adopted the Ten Mile Community as a locally designated historic district. At adoption, the district covered roughly 680 acres.

- The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The Survey identifies the community as needing further research to determine eligibility for listing on the National Register of Historic Places.
- Community includes land originally part of the Beehive Plantation; was established by freedmen after emancipation.
- As with most African American settlement communities, Ten Mile was self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives, and entrepreneurs.
- Many of the former (and current) residents of the Ten Mile Community served in the United States Military. Ten Mile residents defended the U.S. in World War I, World War II, the Vietnam War, the Gulf War, the Iraq War, and the War in Afghanistan.

**Certificates of Historic Appropriateness Applications in the Ten Mile Community Historic District:**

HIST-11-22-00064	Denied	Request for construction of 21 Single-Family Dwelling Units	TMS 614-00-00-139
HIST-11-22-00065	Denied	Request for construction of 11 Single-Family Dwelling Units	TMS 614-00-00-069
HIST-11-22-00066	Denied	Request for construction of 10 Single-Family Dwelling Units	TMS 614-00-00-212
HIST-12-22-00068	Approved	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-611
HIST-03-23-00077	Approved	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-082
HIST-03-23-00078	Denied	Request for construction of a Single-Family Dwelling Unit	TMS 614-00-00-731

HIST-05-23-00083	Approved	Request for placement of a Mobile Home	TMS 614-00-00-733
HIST-06-23-00087	Deferred	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-189
HIST-07-23-00088	Approved	Request for construction of a Single-Family Dwelling Unit and outbuilding	TMS 615-00-00-021
HIST-08-23-00096	Approved	Request for the replacement of a legal nonconforming Mobile Home	TMS 632-00-00-011
HIST-09-23-00098	Approved	Request for the demolition of a Mobile Home	TMS 614-00-00-200
HIST-09-23-00100	Approved	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-732
HIST-12-23-00103	Pending	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-250
HIST-12-23-00104	Withdrawn by applicant	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-767
HIST-12-23-00105	Pending	Request for the construction of a Single-Family Dwelling Unit	TMS 614-00-00-768
HIST-02-24-00106	Pending	Request for installation of Roof-Mounted Solar Panels	TMS 614-00-00-394

**Property History:**

**Recent Applications:**

- June 21, 2022: The Ten Mile Community was designated as a Charleston County Historic District (HIST-03-22-00053).
- September 18, 2023: Zoning Permit Application submitted for 6.48 kw PV Solar Panel Installation on Roof (ZonA-09-23-05104).

**Project Description:**

Applicant's Project Description: *"Installation of Utility Interactive Photovoltaic Solar System."*

**Staff Response:** Applicant is proposing to mount solar panels to the roof of the existing single-family residence at 987 Theodore Road. This "utility interactive" photovoltaic (PV) system is grid-connected and designed to operate in parallel with and interconnected to the electric utility grid.

**Certificate of Historic Appropriateness Requirements:**

The *Charleston County Code of Ordinances, Chapter 21, Historic Preservation, Sec. 21-4.B, Applicability*, states, "A Certificate of Historic Appropriateness is required: a. Before the issuance of Zoning Permits for the demolition, alteration, modification, addition to, new construction, rehabilitation, relocation, or restoration to a Historic Property including construction of new structures in Historic Districts; and b. Before Subdivision Plat and Site Plan Review approvals for properties located within 300 feet of a Historic Property."

*Sec. 20-4.F, Approval Criteria*, states "In granting a Certificate of Historic Appropriateness applications, the Historic Preservation Commission shall consider: a. The historic, cultural, and architectural significance of the district, site, building, structure, or object under consideration; b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District; c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior's Standards for the Treatment of Historic Properties; and d. Certificate of Historic Appropriateness applications for properties located within Historic Districts, or for Subdivision Plats

*or Site Plan Review proposals for properties located within 300 feet of Historic Districts, must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District that the Historic Preservation Commission deems applicable. In granting a Certificate of Historic Appropriateness for Subdivision Plats and Site Plan Review proposals for properties located within 300 feet of a Historic Property, the Historic Preservation Commission shall require that potential negative impacts of the proposed development be minimized through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments."*

**Zoning and Planning Director Review and Report regarding Approval Criteria of Sec. 21-4.F:**

**1. In granting a Certificate of Historic Appropriateness applications, the Historic Preservation Commission shall consider:**

**a. The historic, cultural, and architectural significance of the district, site, building, structure, or object under consideration;**

Applicant Response: *"The Ten Mile Community historic district boundary spans both sides of Highway 17 North in the Awendaw area. The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The majority of the Ten Mile Community, specifically the portion south of Highway 17, was formerly the Beehive Plantation. Based on the 1881 Plat of the Beehive Plantation, the southern portion of the community has retained the same boundaries today, less the areas that have been annexed into the Town of Mount Pleasant.*

*After slavery was abolished In the United States, many of the newly freed slaves, who were also ancestors of the current residents of the Ten Mile Community, settled on Goat Island and Capers Island, the Islands across the Intercoastal Waterway from the Ten Mile Community today, the owners allowed African Americans to live on these Islands and work for them. After a major hurricane demolished several areas on these Islands, the African Americans built canoes and sailed across the Intercoastal Waterway to the mainland. They then set up residence on the former Beehive Plantation, now known as the Ten Mile Community.*

*As with most African American settlement communities, the communities were self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives, and entrepreneurs. Christianity was also important to the community. The original residents of the Ten Mile Community first gathered for church at their "Bush Tent." The residents then raised funds to build the first church. The first church was erected in 1881. The present church, Greater Zion A.M.E. Is located at the same location on the northern boundary of the Ten Mile Community. Many of the original Inhabitants of the Ten Mile Community are buried at the Greater Zion AME Church cemetery. Additionally, there are grave markers within the 10 Mile Community that date back to 1823."*

Staff Response: The Ten Mile Community Historic District was adopted by County Council on June 21, 2022 in a community-wide effort to protect the historic African American settlement community's character and history tied to the land.

**b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District;**

Applicant Response: *"We will be installing a 16 Panel Photovoltaic Solar System on the roof of this home. The Panels themselves will be mounted on the East and South-East facing Planes of the home. The panels will be mounted in a mixed orientation using both a landscape and portrait style orientation on the home. The panels will use a total area of 362.4 square feet on the roof of the home, which has a total area of 1828 square feet, using only 17.9% of the available roof space. Each panel itself if mounted in the Portrait Orientation will be 12" in length, while those that use the Landscape Orientation will be 18" in length. There should be no impact on other homes in the neighborhood."*

Staff Response: The applicant is proposing a roof-mounted solar panel system, consisting of 16 panels, on an existing 1,203 square foot single-family dwelling unit. The home is elevated with one-story of living space. The proposed roof mounted solar collector will be located on the East and Southeast (front and left facing) sides of the home. According to the Department of Energy, facing roughly south and slanted between 15 and 40 degrees is the ideal position for solar panels in the continental United States. The solar panels will be partially hidden from the road right-of-way by the adjacent property, 985 Theodore Road, another elevated one-story single-family dwelling unit.

- c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior's Standards for the Treatment of Historic Properties; and**

Applicant Response: *"Installing mechanical and service equipment on the roof (such as heating and air-conditioning units, elevator housing, or solar panels) when required for a new use so that they are inconspicuous on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*

*The solar panels installed on the roof will be flush-mounted to the home and will be similar in color to the existing shingle. This will in no way damage or alter the historically defined elements that already exist on the property."*

Staff Response: The National Park Service website indicates that solar panels installed on historic properties located where they are inconspicuous from the ground tend to meet the Secretary of Interior's Standards for Rehabilitation, but that visibility from the ground does not necessarily preclude meeting the standards. The intent is that the solar system does not negatively impact the historic character of the property. Because this is a contemporary structure, built in 2017, there are no "character-defining historic features" to damage or obscure and, therefore, this request would be in line with the Secretary of Interior's Standards for the Treatment of Historic Properties.

- d. Certificate of Historic Appropriateness applications must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District that the Historic Preservation Commission deems applicable.**

Applicant Response: *"This Project will have roof mounted Solar Panels, so it should not change the existing lots, densities, spacing of the home, lot sizes and shape or other characteristics of the historic district beyond the proposed panels on the roof of the home."*

Staff Response: This application does not propose to change the existing lots, density, spacing, lot size and shape, or any other characteristic of the historic district. Further, it will not impact the historic fabric of nor detract from the existing historic district because the prevailing patterns mentioned above will remain intact. However, no other structures in the area were observed to have solar panels.

- e. In granting a Certificate of Historic Appropriateness, the Historic Preservation Commission shall require that potential negative impacts of the proposed development be minimized through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments.**

Applicant Response: *"Not applicable."*

Staff Response: The request does not involve an application for Site Plan Review, and therefore this criterion does not apply.

**Based on the applicant's responses, the approval criteria may have been satisfied. Therefore, Staff recommends approval.**

**HISTORIC PRESERVATION COMMISSION ACTION:**

Pursuant to Chapter 21, *Historic Preservation*, Section §21-4.F, *Approval Criteria*, of the Charleston County Code of Ordinances, (adopted July 18, 2006), Certificates of Historic Appropriateness may be approved only if the Historic Preservation Commission finds that the proposed project meets all of the Approval Criteria of §21-4.F.

In granting a Certificate of Historic Appropriateness, the Historic Preservation Commission may attach to it conditions the Commission may consider advisable to protect the historic properties, districts, sites, buildings, structures, and objects within Charleston County in order to safeguard their integrity and foster their preservation, restoration, and rehabilitation, and other matters related thereto.

The Historic Preservation Commission may approve, approve with conditions, or deny *Case # HIST-02-24-00106: Certificate of Historic Appropriateness request for the installation of roof mounted solar panels at TMS 614-00-00-394, 987 Theodore Road, a property within the Ten Mile Community Historic District.*

**HISTORIC PRESERVATION COMMISSION MEETING: April 17, 2024**

Notifications: 675 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, individuals on the Historic Preservation Commission and East Cooper Interested Parties lists, and property owners within the Ten Mile Community Historic District on March 29, 2024. Additionally, the request was noticed in the Post & Courier on March 29, 2024.

# Certificate of Appropriateness Request HIST-02-24-00106

**Parcel ID:** 614-00-00-394

**Acreage:** 0.25 acres

**Property Address:** 987 Theodore Road

**Area:** East Cooper

**Owner:** Heather J. Broadhurst   **Applicant:** Bryson Taylor, Blue Raven Solar

**Request:** Certificate of Historic Appropriateness request for the installation of roof mounted solar panels at 987 Theodore Road, TMS 614-00-00-394, a property within the Ten Mile Community Historic District.

# Certificates of Historic Appropriateness Applications in the Ten Mile Community Historic District

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HIST-11-22-00065	Denied	Request for construction of 11 Single-Family Dwelling Units	TMS 614-00-00-069
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# Property History

## Recent Applications:

- June 21, 2022: The Ten Mile Community was designated as a Charleston County Historic District (HIST-03-22-00053).
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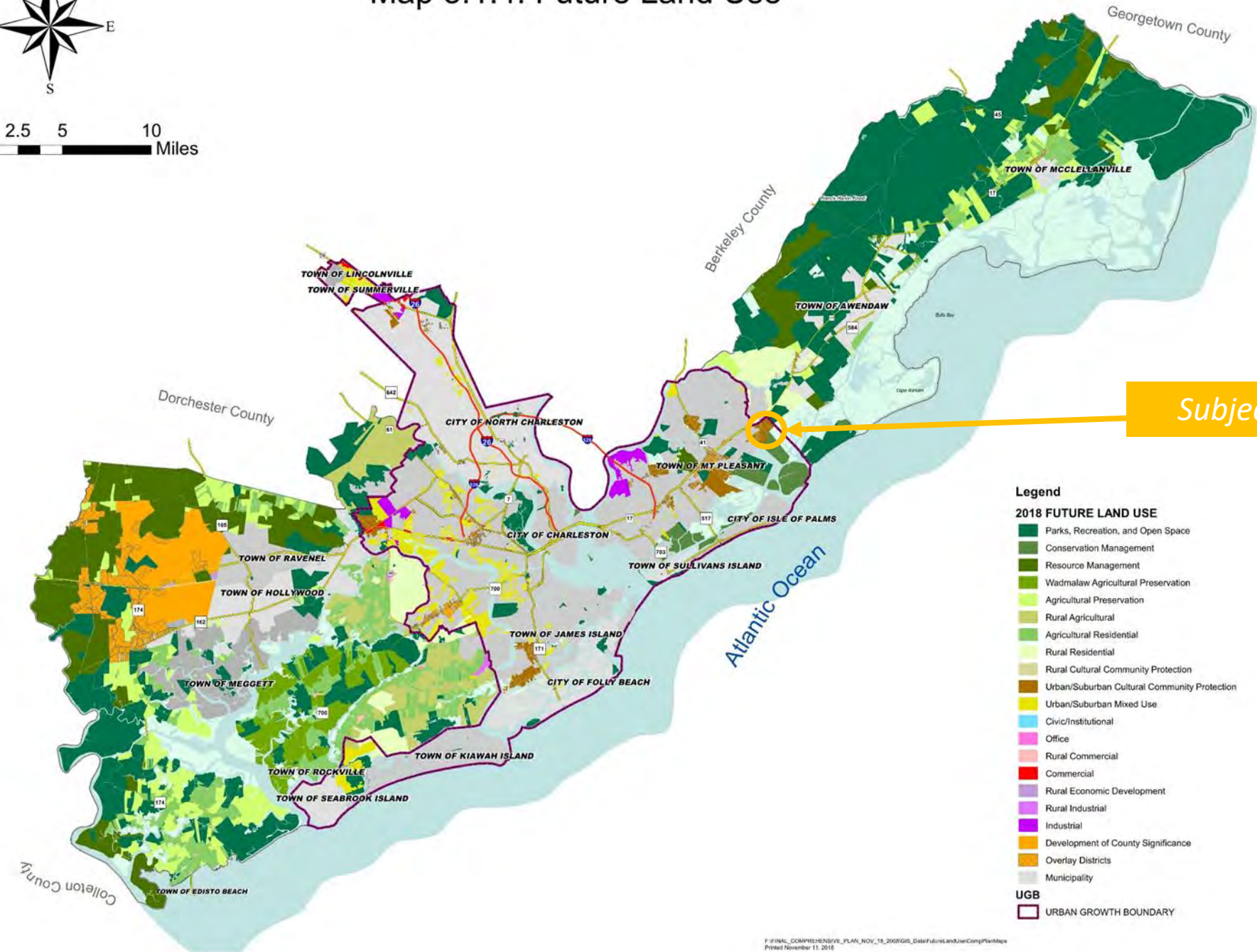
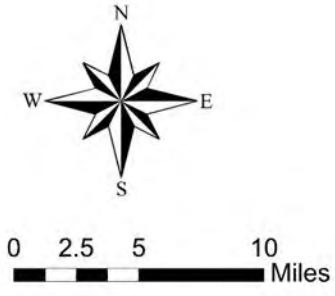


# Project Description

Applicant's Project Description: *“Installation of Utility Interactive Photovoltaic Solar System.”*

Staff Response: Applicant is proposing to mount solar panels to the roof of the existing single-family residence at 987 Theodore Road. This “utility interactive” photovoltaic (PV) system is grid-connected and designed to operate in parallel with and interconnected to the electric utility grid.

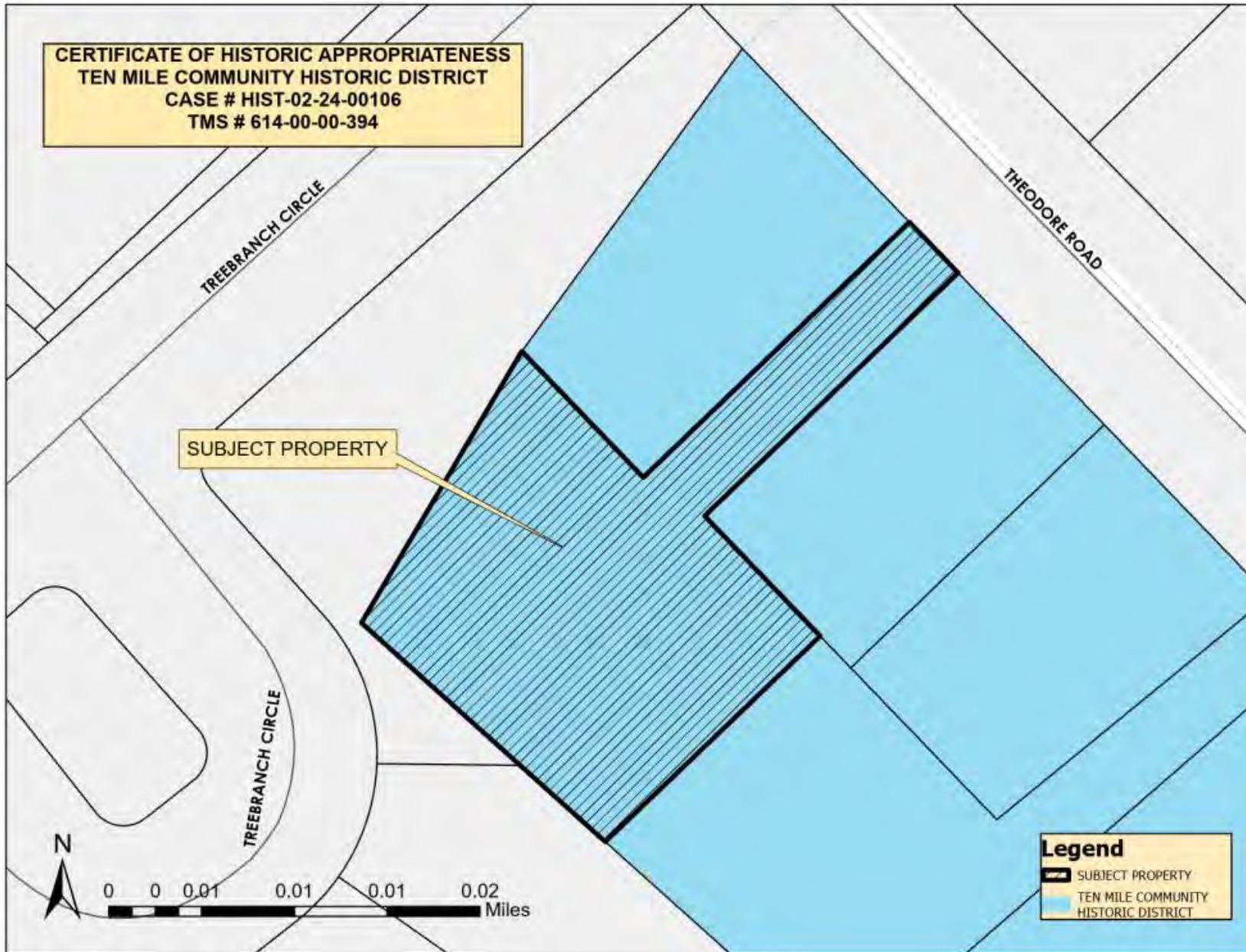
# Map 3.1.4: Future Land Use



Subject Parcel

- Legend**
- 2018 FUTURE LAND USE**
- Parks, Recreation, and Open Space
  - Conservation Management
  - Resource Management
  - Wadmalaw Agricultural Preservation
  - Agricultural Preservation
  - Rural Agricultural
  - Agricultural Residential
  - Rural Residential
  - Rural Cultural Community Protection
  - Urban/Suburban Cultural Community Protection
  - Urban/Suburban Mixed Use
  - Civic/Institutional
  - Office
  - Rural Commercial
  - Commercial
  - Rural Economic Development
  - Rural Industrial
  - Industrial
  - Development of County Significance
  - Overlay Districts
  - Municipality
- UGB**
- URBAN GROWTH BOUNDARY

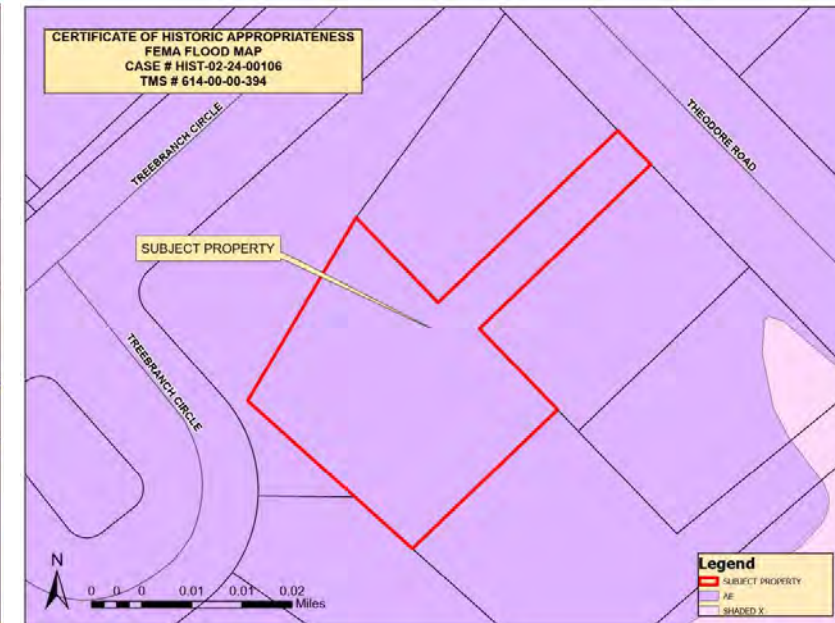
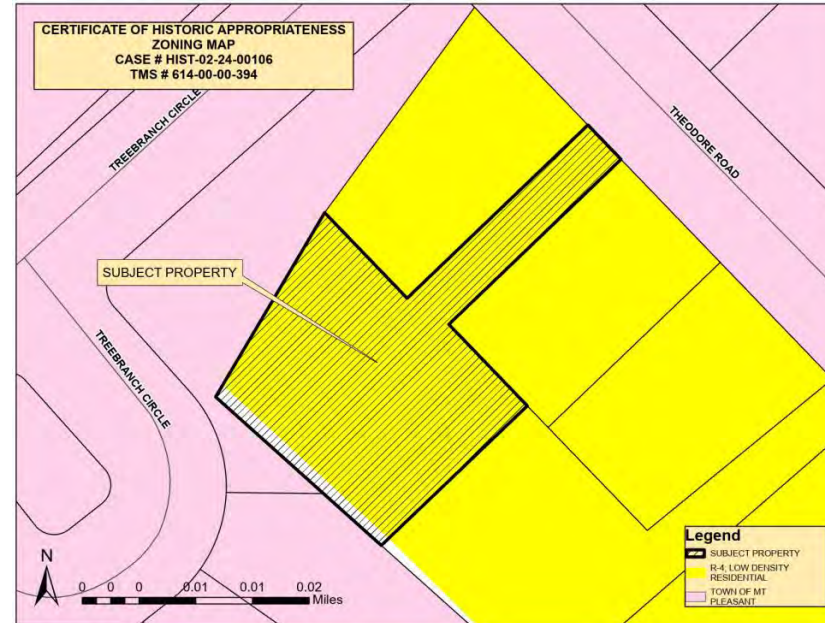
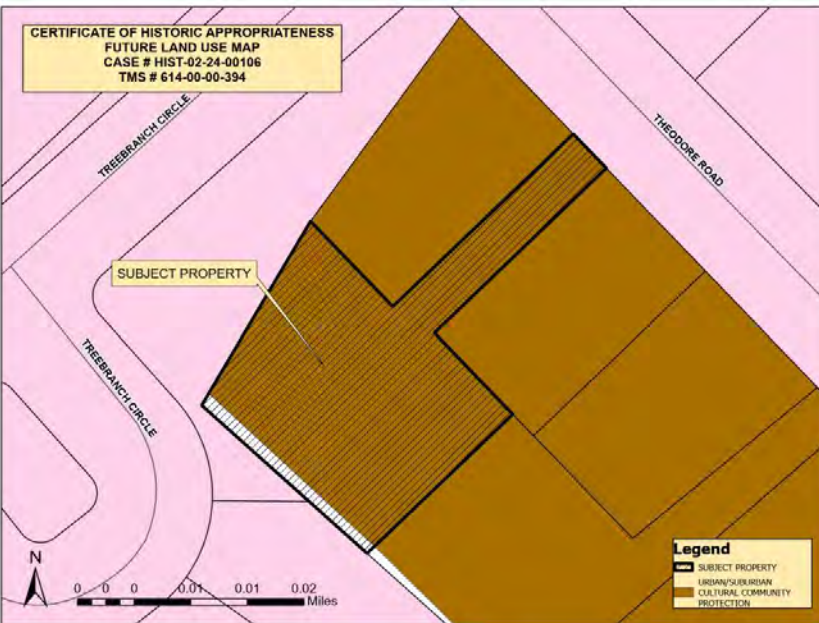
# Ten Mile Community Historic District



# 10 Mile Community Historic Significance

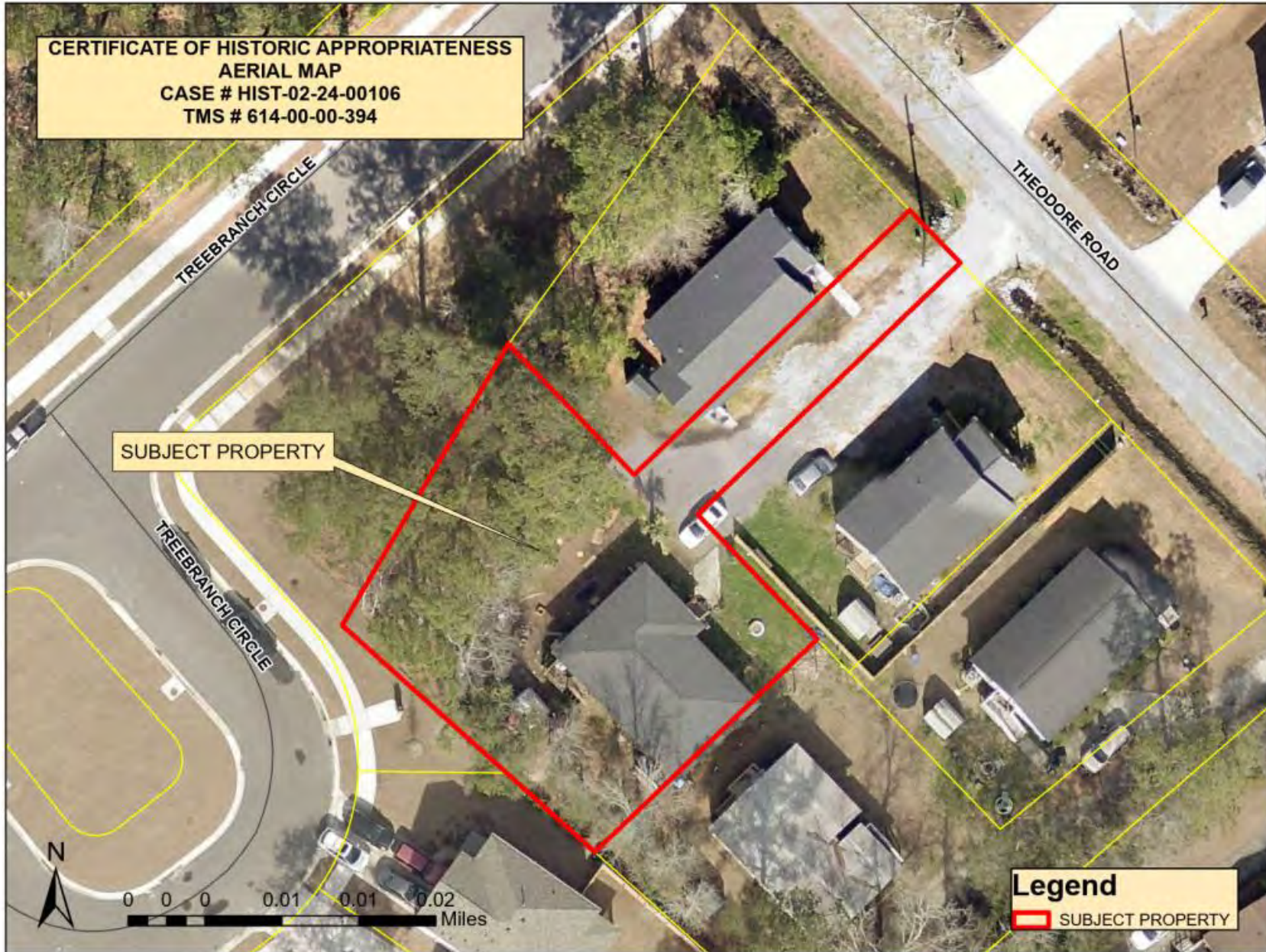
- On June 21, 2022, Charleston County adopted the 10 Mile Community as a locally designated historic district. At adoption, the district covered roughly 680 acres.
- The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The Survey identifies the community as needing further research to determine eligibility for listing on the National Register of Historic Places.
- Community includes land originally part of the Beehive Plantation; was established by freedman after emancipation.
- As with most African American settlement communities, 10 Mile was self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives, and entrepreneurs.
- Many of the former (and current) residents of the Ten Mile Community served in the United States Military. Ten Mile residents defended the U.S. in World War I, World War II, the Vietnam War, the Gulf War, the Iraq War, and the War in Afghanistan.

# Future Land Use, Zoning, and FEMA Flood Designation



The subject property is zoned Low Density Residential (R-4) and is the site of a 1,203 square foot single-family dwelling unit. The Future Land Use designation is Urban/Suburban Cultural Community Protection. Properties to the Northeast, Southeast, and South are also zoned R-4 and contain single-family dwelling units. Properties to the West, North, and East are in the Town of Mt. Pleasant's jurisdiction, zoned R4 or CC, and contain single-family dwelling units or are vacant. The subject property is in the AE-11 flood zone.

# Aerial View



# Site Photos - Subject Property



TMS 614-00-00-394  
987 Theodore Road



TMS 614-00-00-394  
987 Theodore Road

# Site Photos - Adjacent Properties



TMS 614-00-00-393  
989 Theodore Road



TMS 614-00-00-567  
985 Theodore Road



# Site Photos - Surrounding Properties



TMS 614-00-00-615  
984 Theodore Road



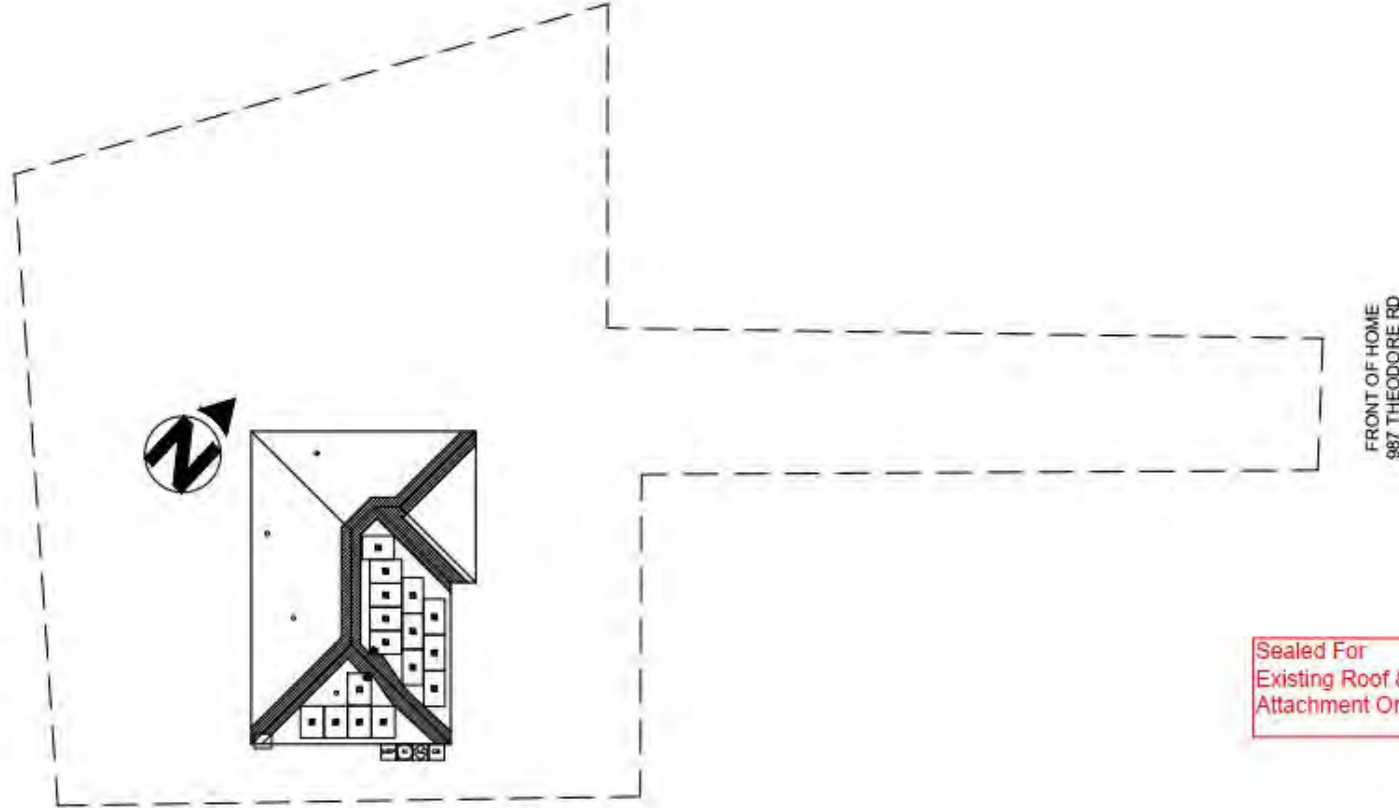
TMS 614-00-00-614 and -106  
982 and 980 Theodore Road

# Site Plan
















## PV SYSTEM SPECIFICATIONS

TOTAL NUMBER OF MODULES: 16  
MODULE MAKE AND MODEL: Seraphim SEG-405-BMD-TB  
MODULE WATTAGE: 405W DC

INVERTER MAKE AND MODEL: Enphase IQ8PLUS-72-2-US  
INVERTER TYPE: Microinverter (1 Inverter per PV Module)  
INVERTER CURRENT OUTPUT: 1.21A AC  
INVERTER NOMINAL VOLTAGE: 240V  
INVERTER WATTAGE: 290W AC



## LEGEND

-  JUNCTION BOX
-  UTILITY METER
-  MAIN SERVICE PANEL
-  AC DISCONNECT
-  COMBINER BOX
-  LOAD CENTER
-  SUBPANEL
-  PV METER
-  TRANSFER SWITCH
-  SUNPOWER ESS
-  SUNPOWER HUB+
-  REMOTE POWER OFF
-  FIRE SETBACK
-  TRENCHING
-  PROPERTY LINE

SCALE: 3/64" = 1'-0"

Sealed For  
Existing Roof &  
Attachment Only



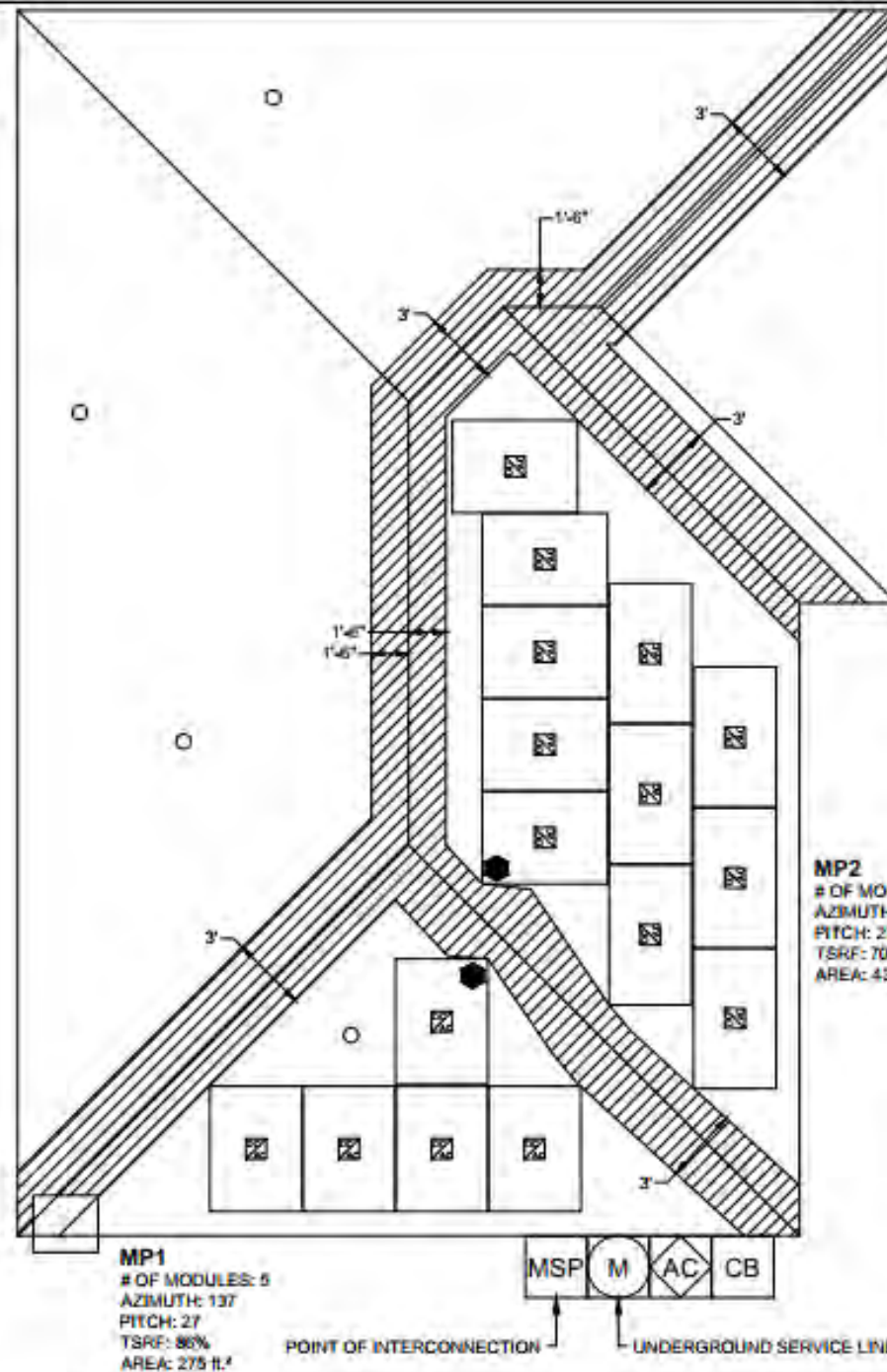
9/14/23

# Roof Plan

## PV SYSTEM SPECIFICATIONS

TOTAL NUMBER OF MODULES: 16  
 MODULE MAKE AND MODEL: Seraphim SEG-405-BMD-T8  
 MODULE WATTAGE: 405W DC

INVERTER MAKE AND MODEL: Enphase IQ8PLUS-72-2-US  
 INVERTER TYPE: Microinverter (1 inverter per PV Module)  
 INVERTER CURRENT OUTPUT: 1.21A AC  
 INVERTER NOMINAL VOLTAGE: 240V  
 INVERTER WATTAGE: 250W AC



## LEGEND

- JUNCTION BOX
- ⊙ (M) UTILITY METER
- ⊙ (MSP) MAIN SERVICE PANEL
- ⊙ (AC) AC DISCONNECT
- ⊙ (CB) COMBINER BOX
- ⊙ (LC) LOAD CENTER
- ⊙ (SUB) SUBPANEL
- ⊙ (PV) PV METER
- ⊙ (TS) TRANSFER SWITCH
- ⊙ (ESS) SUNPOWER ESS
- ⊙ (HUB) SUNPOWER HUB+
- ⊙ (RPO) REMOTE POWER OFF
- ▨ FIRE SETBACK
- TRENCHING
- - - PROPERTY LINE

SCALE: 3/16" = 1'-0"

FRONT OF HOME

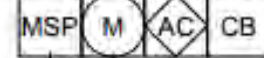
Sealed For  
Existing Roof &  
Attachment Only



#1423

**MP1**  
 # OF MODULES: 5  
 AZIMUTH: 137  
 PITCH: 27  
 TSRF: 86%  
 AREA: 275 ft.<sup>2</sup>

**MP2**  
 # OF MODULES: 11  
 AZIMUTH: 47  
 PITCH: 27  
 TSRF: 70%  
 AREA: 431 ft.<sup>2</sup>



POINT OF INTERCONNECTION

UNDERGROUND SERVICE LINE

# Approval Criteria

In granting Certificate of Historic Appropriateness applications, the Historic Preservation Commission shall consider:

- a. The historic, cultural, and architectural significance of the District, Site, Building, Structure, or Object under consideration;

*Applicant Response: “The Ten Mile Community historic district boundary spans both sides of Highway 17 North in the Awendaw area. The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The majority of the Ten Mile Community, specifically the portion south of Highway 17, was formerly the Beehive Plantation. Based on the 1881 Plat of the Beehive Plantation, the southern portion of the community has retained the same boundaries today, less the areas that have been annexed into the Town of Mount Pleasant.*

*After slavery was abolished In the United States, many of the newly freed slaves, who were also ancestors of the current residents of the Ten Mile Community, settled on Goat Island and Capers Island, the Islands across the Intercoastal Waterway from the Ten Mile Community today, the owners allowed African Americans to live on these Islands and work for them. After a major hurricane demolished several areas on these Islands, the African Americans built canoes and sailed across the Intercoastal Waterway to the mainland. They then set up residence on the former Beehive Plantation, now known as the Ten Mile Community.*

*As with most African American settlement communities, the communities were self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs. Christianity was also Important to the community. The original residents of the Ten Mile Community first gathered for church at their "Bush Tent." The residents then raised funds to build the first church. The first church was erected in 1881. The present church, Greater Zion A.M.E. Is located at the same location on the northern boundary of the Ten Mile Community. Many of the original Inhabitants of the Ten Mile Community are buried at the Greater Zion AME Church cemetery. Additionally, there are grave markers within the 10 Mile Community that date back to 1823.”*

**Staff Response:** The Ten Mile Community Historic District was adopted by County Council on June 21, 2022 in a community-wide effort to protect the historic African American settlement community’s character and history tied to the land.

# Approval Criteria

**b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District;**

*Applicant Response: “We will be installing a 16 Panel Photovoltaic Solar System on the roof of this home. The Panels themselves will be mounted on the East and South-East facing Planes of the home. The panels will be mounted in a mixed orientation using both a landscape and portrait style orientation on the home. The panels will use a total area of 362.4 square feet on the roof of the home, which has a total area of 1828 square feet, using only 17.9% of the available roof space. Each panel itself if mounted in the Portrait Orientation will be 12" in length, while those that use the Landscape Orientation will be 18" in length. There should be no impact on other homes in the neighborhood.”*

# Approval Criteria

**b. The exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District;**

Staff Response: The applicant is proposing a roof-mounted solar panel system, consisting of 16 panels, on an existing 1,203 square foot single-family dwelling unit. The home is elevated with one-story of living space. The proposed roof mounted solar collector will be located on the East and Southeast (front and left facing) sides of the home. According to the Department of Energy, facing roughly south and slanted between 15 and 40 degrees is the ideal position for solar panels in the continental United States. The solar panels will be partially hidden from the road right-of-way by the adjacent property, 985 Theodore Road, another elevated one-story single-family dwelling unit.

# Approval Criteria

c. When considering applications for new construction, alteration, repair, rehabilitation, or restoration, the Historic Preservation Commission shall apply the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

*Applicant Response: "Installing mechanical and service equipment on the roof (such as heating and air-conditioning units, elevator housing, or solar panels) when required for a new use so that they are inconspicuous on the site and from the public right-of-way and do not damage or obscure character-defining historic features. The solar panels installed on the roof will be flush-mounted to the home and will be similar in color to the existing shingle. This will in no way damage or alter the historically defined elements that already exist on the property."*

**Staff Response:** The National Park Service website indicates that solar panels installed on historic properties located where they are inconspicuous from the ground tend to meet the Secretary of Interior's Standards for Rehabilitation, but that visibility from the ground does not necessarily preclude meeting the standards. The intent is that the solar system does not negatively impact the historic character of the property. Because this is a contemporary structure, built in 2017, there are no "character-defining historic features" to damage or obscure and, therefore, this request would be in line with the Secretary of Interior's Standards for the Treatment of Historic Properties.

# Approval Criteria

d. Certificate of Historic Appropriateness applications must demonstrate consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District that the Historic Preservation Commission deems applicable.

Applicant Response: *“This Project will have roof mounted Solar Panels, so it should not change the existing lots, densities, spacing of the home, lot sizes and shape or other characteristics of the historic district beyond the proposed panels on the roof of the home.”*

Staff Response: This application does not propose to change the existing lots, density, spacing, lot size and shape, or any other characteristic of the historic district. Further, it will not impact the historic fabric of nor detract from the existing historic district because the prevailing patterns mentioned above will remain intact. However, no other structures in the area were observed to have solar panels.



# Approval Criteria

e. In granting a Certificate of Historic Appropriateness, the Historic Preservation Commission shall require that potential negative impacts of the proposed development be minimized through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments.

Applicant Response: *“Not applicable.”*

Staff Response: Because there is no application for Site Plan Review, this criterion is not applicable.

**Staff Recommendation:** Based on the applicant's responses, the approval criteria may have been satisfied. Therefore, Staff recommends approval.

# Notifications

**March 29, 2024:** 675 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, individuals on the Historic Preservation Commission and East Cooper Interested Parties lists, and property owners within the Ten Mile Community Historic District.

**March 29, 2024 :** This meeting was advertised in the Post and Courier.

### Certificate of Historic Appropriateness – Application Form

#### Owner Information

First Name: Heather	Last Name: Broadhurst
Mailing Address:	987 Theodore Rd, Awendaw, South Carolina, 29429
Home/Cell Phone #:	+18434754233
Email Address:	heatherjbroadhurst@gmail.com

#### Applicant Information (if not being submitted by owner)

First Name: Bryson	Last Name: Taylor
Mailing Address:	1403 N Research Way, Orem, Utah 84097
Home/Cell Phone:	385-482-0045
Email Address:	permitting.department@blueravensolar.com

#### Property Information

Address: 987 Theodore Rd, Awendaw, South Carolina, 29429	
TMS #: 6140000394	Acres:
Deed Book/Page Number:	Plat Book/Page Number:
Zoning District:	

#### Description of proposed activity requiring a Certificate of Historic Appropriateness:

INSTALLATION OF UTILITY INTERACTIVE PHOTOVOLTAIC SOLAR SYSTEM AND WORK NEEDED FOR INSTALLATION.

I (we) certify that Heather Broadhurst is the authorized representative for my (our) Certificate of Historic Appropriateness application.

*Heather Broadhurst*

02 / 12 / 2024

Signature of Owner(s)

Date

*Bryson Taylor*

02 / 09 / 2024

Signature of Applicant (if other than owner)

Date

### OFFICE USE ONLY

Invoice Number \_\_\_\_\_

Amount Received \_\_\_\_\_  Cash  Check # \_\_\_\_\_  Credit Card  Online Invoice

Staff Signature \_\_\_\_\_

Date \_\_\_\_\_

## Certificate of Historic Appropriateness – Letter of Intent

**PART I: Provide a written description of the proposal which requires a Certificate of Historic Appropriateness and the Historic District or Property for which this process is required. Please attach additional paper if more room is needed.**

INSTALLATION OF UTILITY INTERACTIVE PHOTOVOLTAIC SOLAR SYSTEM.

**PART II: Provide a written statement addressing how the Certificate of Appropriateness request relates to and meets each criterion below. Please attach additional paper if more room is needed to respond appropriately.**

***1 a. Describe the historic, cultural, and architectural significance of the district, site, building, structure, or object which requires a Certificate of Historic Appropriateness to be obtained.***

The Ten Mile Community historic district boundary spans both sides of Highway 17 North in the Awendaw area. The Ten Mile Community was recognized in the 2016 Charleston County Cultural Resources Survey Update as a remnant freedman community having significant social organization and settlement patterns. The majority of the Ten Mile Community, specifically the portion south of Highway 17, was formerly the Beehive Plantation. Based on the 1881 Plat of the Beehive Plantation, the southern portion of the community has retained the same boundaries today, less the areas that have been annexed into the Town of Mount Pleasant.

After slavery was abolished in the United States, many of the newly freed slaves, who were also ancestors of the current residents of the Ten Mile Community, settled on Goat Island and Capers Island, the Islands across the Intercoastal Waterway from the Ten Mile Community today. The owners allowed African Americans to live on these islands and work for them. After a major hurricane demolished several areas on these islands, the African Americans built canoes and sailed across the Intercoastal Waterway to the mainland. They then set up residence on the former Beehive Plantation, now known as the Ten Mile Community.

As with most African American settlement communities, the communities were self-sufficient and relied on using the skills of its residents. The families who established the Ten Mile Community were hunters, farmers, carpenters, plumbers, seamstresses, cooks, midwives and entrepreneurs. Christianity was also important to the community. The original residents of the Ten Mile Community first gathered for church at their "Bush Tent." The residents then raised funds to build the first church. The first church was erected in 1881. The present church, Greater Zion A.M.E. is located at the same location on the northern boundary of the Ten Mile Community. Many of the original inhabitants of the Ten Mile Community are buried at the Greater Zion A.M.E. Church cemetery. Additionally, there are grave markers within the Ten Mile neighborhood that date back to 1823.

**PART II continued.**

*1 b. Describe the proposed exterior form and appearance of any proposed additions or modifications and the effect of such additions and modifications upon other structures on the Historic Property or within the Historic District.*

We will be installing a 16 Panel Photovoltaic Solar System on the roof of this home. The Panels themselves will be mounted on the East and South-East facing Planes of the home. The panels will be mounted in a mixed orientation using both a landscape and portrait style orientation on the home. The panels will use a total area of 362.4 square feet on the roof of the home, which has a total area of 1828 square feet, using only 17.9% of the available roof space. Each panel itself if mounted in the Portrait Orientation will be 12" in length, while those that use the Landscape Orientation will be 18" in length. There should be no impact on other homes in the neighborhood.

*1 c. Applications for new construction, alteration, repair, rehabilitation, or restoration, describe how the proposed work will use the Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Installing mechanical and service equipment on the roof (such as heating and air-conditioning units, elevator housing, or solar panels) when required for a new use so that they are inconspicuous on the site and from the public right-of-way and do not damage or obscure character-defining historic features.

The solar panels installed on the roof will be flush-mounted to the home and will be similar in color to the existing shingle. This will in no way damage or alter the historically defined elements that already exist on the property.

**PART II continued.**

*1 d. Describe how the proposal demonstrates consistency with the prevailing patterns of existing lots, densities, spacing of homes, lot sizes and shapes, and other characteristics of the Historic District. (This criterion is only applicable to properties within a Historic District; or for Site Plan Review proposals within 300 feet of Historic Districts.)*

This Project will have roof mounted Solar Panels, so it should not change the existing lots, densities, spacing of the home, lot sizes and shape or other characteristics of the historic district beyond the proposed panels on the roof of the home.

*2. Describe how the proposal minimizes potential negative impacts through site design techniques such as the location of vehicular access points, screening treatments, and buffering treatments, etc. (This criterion is only applicable for Site Plan Review proposals on or within 300 feet of a Historic Property).*

Not applicable

**GENERAL NOTES**

**CODE AND STANDARDS**

1. ALL WORK SHALL COMPLY WITH 2017 NATIONAL ELECTRIC CODE (NEC), 2018 INTERNATIONAL BUILDING CODE (IBC), 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 INTERNATIONAL PLUMBING CODE (IPC), AND ALL STATE AND LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
2. DRAWINGS HAVE BEEN DETAILED ACCORDING TO UL LISTING REQUIREMENTS.

**SITE NOTES / OSHA REGULATION**

1. A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.
2. THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM.
3. THE SOLAR PV INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.
4. ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.

**SOLAR CONTRACTOR**

1. MODULE CERTIFICATIONS WILL INCLUDE UL1703, IEC61646, IEC61730.
2. IF APPLICABLE, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE MARKED GROUNDING LUG HOLES PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. AS INDICATED BY DESIGN, OTHER NRTL LISTED MODULE GROUNDING DEVICES MAY BE USED IN PLACE OF STANDARD GROUNDING LUGS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ.
4. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.
5. CONDUIT POINT OF PENETRATION FROM EXTERIOR TO INTERIOR TO BE INSTALLED AND SEALED WITH A SUITABLE SEALING COMPOUND.
6. DC WIRING LIMITED TO MODULE FOOTPRINT W/ ENPHASE AC SYSTEM.
7. ENPHASE WIRING SYSTEMS SHALL BE LOCATED AND SECURED UNDER THE ARRAY W/ SUITABLE WIRING CLIPS.
8. MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC UNLESS NOT AVAILABLE.
9. ALL INVERTERS, MOTOR GENERATORS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AC PHOTOVOLTAIC MODULES, DC COMBINERS, DC-TO-DC CONVERTERS, SOURCE CIRCUIT COMBINERS, AND CHARGE CONTROLLERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER NEC 690.4(B).
10. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE.
11. TERMINALS AND LUGS WILL BE TIGHTENED TO MANUFACTURER TORQUE SPECIFICATIONS (WHEN PROVIDED) IN ACCORDANCE WITH NEC CODE 110.14(D) ON ALL ELECTRICAL CONNECTIONS.

**EQUIPMENT LOCATIONS**

1. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.
2. EQUIPMENT INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31(A) AND NEC TABLE 310.15(B).
3. ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.
4. ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

**PROJECT INFORMATION:**

**NUMBER OF STORIES:** 1  
**CONDUIT RUN:** Interior  
**ECOBEE QTY:** 0  
**LIGHT BULB QTY:** 0  
**PV METER:** Not Required

**ROOF TYPE (1) INFORMATION:**

**ROOF TYPE:** Comp Shingle  
**FRAMING TYPE:** Manufactured Truss  
**SHEATHING TYPE:** OSB  
**ATTACHMENT:** Flashloc Duo  
**RACKING:** Unirac Solarmount LT @ 12" OC Portrait / 18" OC Landscape  
**NUMBER OF ATTACHMENTS:** 112

**ROOF TYPE (2) INFORMATION (IF APPLICABLE):**

**\*SEE PV4.2**

**SYSTEM TO BE INSTALLED INFORMATION:**

**DC SYSTEM SIZE:** 6.48 kW DC  
**AC SYSTEM SIZE:** 4.64 kW AC  
**MODULE TYPE:** (16) Seraphim SEG-405-BMD-TB  
**INVERTER TYPE:** Enphase IQ8PLUS-72-2-US  
**MONITORING:** Enphase IQ Combiner 4 X-IQ-AM1-240-4

**AERIAL VIEW**



Sealed For  
Existing Roof &  
Attachment Only



**DESIGN CRITERIA**  
**WIND SPEED:** 142 mph  
**GROUND SNOW LOAD:** 5 lb/ft<sup>2</sup>  
**WIND EXPOSURE FACTOR:** C  
**SEISMIC DESIGN CATEGORY:** B

**SITE SPECIFICATIONS**  
 CONSTRUCTION - V-B  
 ZONING: RESIDENTIAL

**SCOPE OF WORK**  
 INSTALLATION OF UTILITY INTERACTIVE PHOTOVOLTAIC SOLAR SYSTEM AND ANY NECESSARY ADDITIONAL WORK NEEDED FOR INSTALLATION.

**SHEET INDEX**  
**PV1** - COVER SHEET  
**PV2** - SITE PLAN  
**PV3** - ROOF PLAN  
**PV4** - STRUCTURAL  
**PV5** - ELECTRICAL 3-LINE DIAGRAM  
**PV6** - ELECTRICAL CALCULATIONS 9/14/23  
**PV7** - WARNING LABELS AND LOCATIONS  
(ALL OTHER SHEETS AS REQUIRED)  
**SS** - PRODUCT SPEC. SHEETS  
 Digitally signed by  
 John A. Calvert  
 Date: 2023.09.14  
 17:08:50 -06'00'

**UTILITY COMPANY:**  
 Berkeley Electric Cooperative (BEC)

**PERMIT ISSUER:**  
 Charleston County



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 Orem, UT 84097  
 800.377.4480  
 WWW.BLUERAVENSOLAR.COM

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**NABCEP**  
**CERTIFIED**  
 PV INSTALLATION  
 PROFESSIONAL  
 Scott Gurney  
 #PV-011719-015866

**CONTRACTOR:**  
 BRS FIELD OPS  
 800-377-4480

**CUSTOMER INFORMATION:**  
 Heather Broadhurst  
 987 Theodore Rd  
 Awendaw South Carolina 29429  
**AC SYSTEM SIZE:** 4.64 kW AC  
**DC SYSTEM SIZE:** 6.48 kW DC

**DRAWING BY:**  
 Brendan Fillmore

**PLOT DATE:**  
 September 14, 2023

**PROJECT NUMBER:**  
 858317

**SHEET NAME:**  
 COVER SHEET

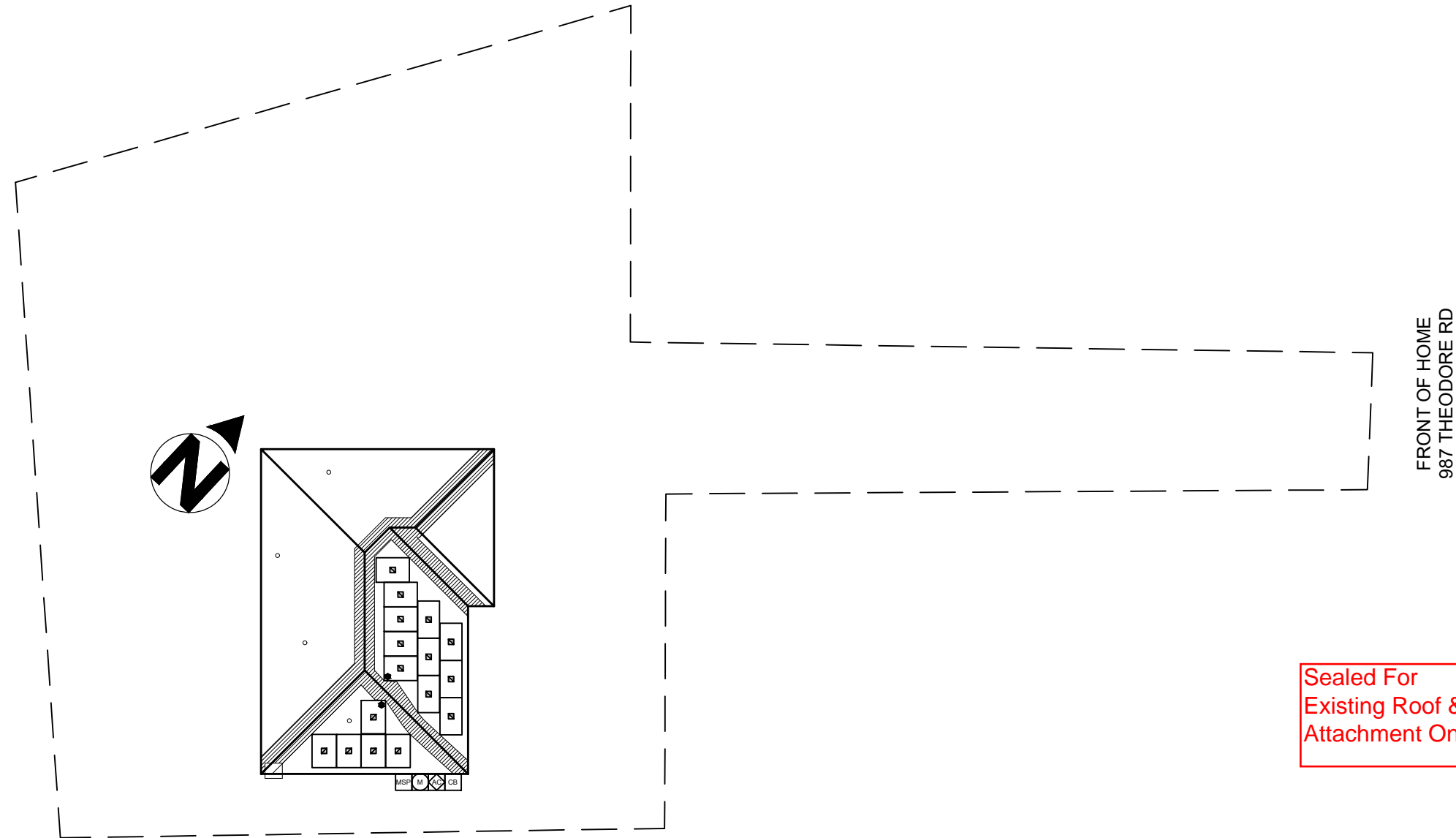
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**PV SYSTEM SPECIFICATIONS**
















**TOTAL NUMBER OF MODULES:** 16  
**MODULE MAKE AND MODEL:** Seraphim SEG-405-BMD-TB  
**MODULE WATTAGE:** 405W DC

**INVERTER MAKE AND MODEL:** Enphase IQ8PLUS-72-2-US  
**INVERTER TYPE:** Microinverter (1 Inverter per PV Module)  
**INVERTER CURRENT OUTPUT:** 1.21A AC  
**INVERTER NOMINAL VOLTAGE:** 240V  
**INVERTER WATTAGE:** 290W AC



Sealed For  
Existing Roof &  
Attachment Only

**LEGEND**

-  JUNCTION BOX
-  UTILITY METER
-  MAIN SERVICE PANEL
-  AC DISCONNECT
-  COMBINER BOX
-  LOAD CENTER
-  SUBPANEL
-  PV METER
-  TRANSFER SWITCH
-  SUNPOWER ESS
-  SUNPOWER HUB+
-  REMOTE POWER OFF
-  FIRE SETBACK
-  TRENCHING
-  PROPERTY LINE

SCALE: 3/64" = 1'-0"



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CONTRACTOR:  
BRS FIELD OPS  
800-377-4480

**CUSTOMER INFORMATION:**  
Heather Broadhurst  
987 Theodore Rd  
Awendaw South Carolina 29429

**AC SYSTEM SIZE:** 4.64 kW AC  
**DC SYSTEM SIZE:** 6.48 kW DC



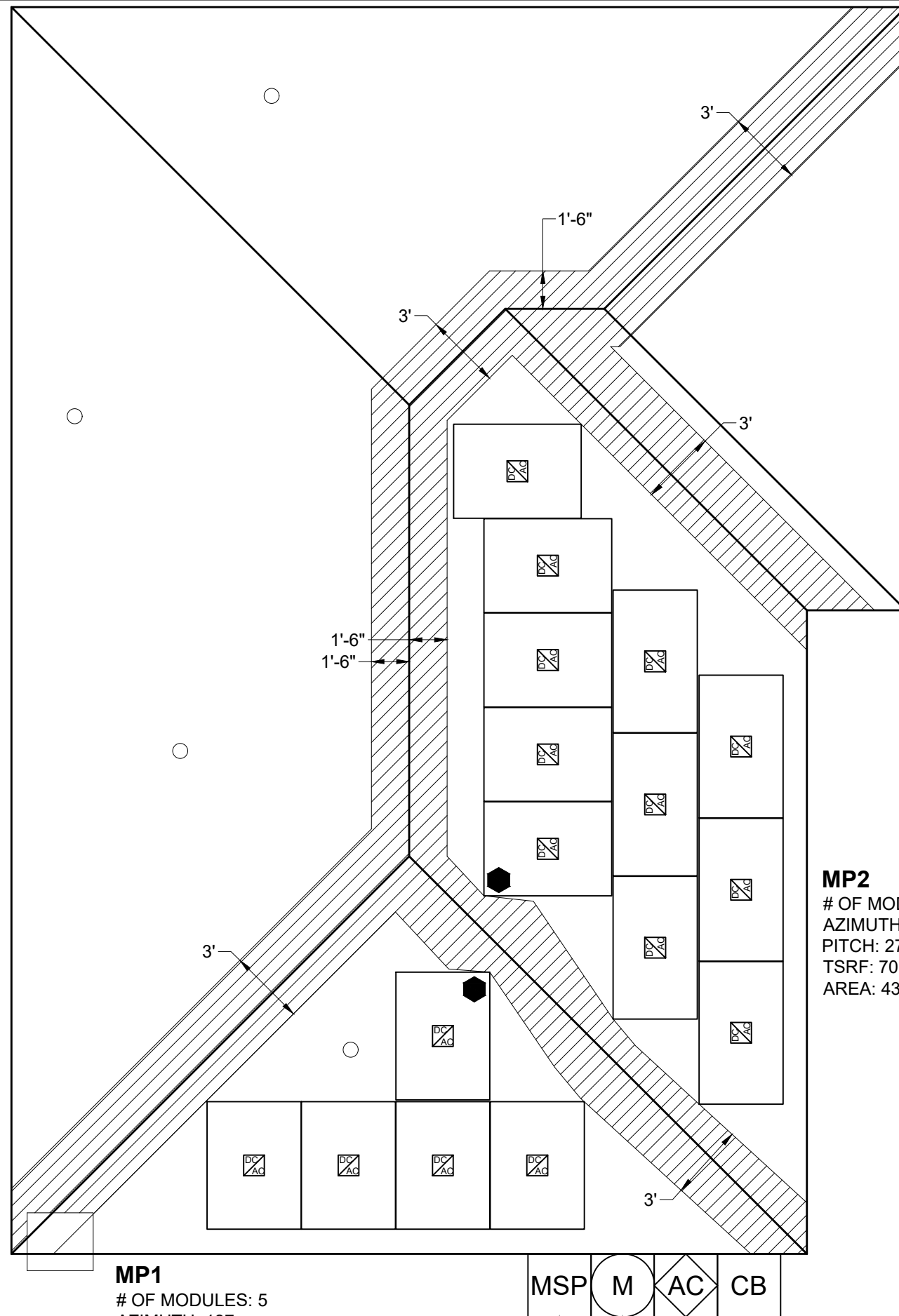
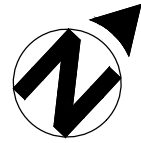
9/14/23

DRAWING BY: Brendan Fillmore	
PLOT DATE: September 14, 2023	
PROJECT NUMBER: 858317	
SHEET NAME: SITE PLAN	
REVISION: 0	PAGE NUMBER: PV2

**PV SYSTEM SPECIFICATIONS**

**TOTAL NUMBER OF MODULES:** 16  
**MODULE MAKE AND MODEL:** Seraphim SEG-405-BMD-TB  
**MODULE WATTAGE:** 405W DC

**INVERTER MAKE AND MODEL:** Enphase IQ8PLUS-72-2-US  
**INVERTER TYPE:** Microinverter (1 Inverter per PV Module)  
**INVERTER CURRENT OUTPUT:** 1.21A AC  
**INVERTER NOMINAL VOLTAGE:** 240V  
**INVERTER WATTAGE:** 290W AC



**MP1**  
 # OF MODULES: 5  
 AZIMUTH: 137  
 PITCH: 27  
 TSRF: 86%  
 AREA: 275 ft.<sup>2</sup>

**MP2**  
 # OF MODULES: 11  
 AZIMUTH: 47  
 PITCH: 27  
 TSRF: 70%  
 AREA: 431 ft.<sup>2</sup>



POINT OF INTERCONNECTION      UNDERGROUND SERVICE LINE

**LEGEND**

- JUNCTION BOX
- UTILITY METER
- MAIN SERVICE PANEL
- AC DISCONNECT
- COMBINER BOX
- LOAD CENTER
- SUBPANEL
- PV METER
- TRANSFER SWITCH
- SUNPOWER ESS
- SUNPOWER HUB+
- REMOTE POWER OFF
- FIRE SETBACK
- TRENCHING
- PROPERTY LINE

SCALE: 3/16" = 1'-0"

FRONT OF HOME

Sealed For  
Existing Roof &  
Attachment Only



9/14/23



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PV INSTALLATION PROFESSIONAL  
 Scott Gurney  
 #PV-011719-015866

CONTRACTOR:  
 BRS FIELD OPS  
 800-377-4480

**CUSTOMER INFORMATION:**  
 Heather Broadhurst  
 987 Theodore Rd  
 Awendaw South Carolina 29429  
**AC SYSTEM SIZE:** 4.64 kW AC  
**DC SYSTEM SIZE:** 6.48 kW DC

DRAWING BY:  
 Brendan Fillmore

PLOT DATE:  
 September 14, 2023

PROJECT NUMBER:  
**858317**

SHEET NAME:  
**ROOF PLAN**

REVISION: <b>0</b>	PAGE NUMBER: <b>PV3</b>
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**STRUCTURAL INFORMATION:**

**ROOF TYPE (1):**  
**ROOF TYPE:** Comp Shingle  
**SHEATHING TYPE:** OSB  
**FRAMING TYPE:** Manufactured Truss  
**FRAMING SIZE:** 2x4 @ 24" OC  
**CEILING JOIST SIZE:** 2x4 @ 24" OC

**ATTACHMENT:** Flashloc Duo  
**RACKING:** Unirac Solarmount LT  
 @ 12" OC Portrait / 18" OC Landscape  
**NUMBER OF ATTACHMENTS:** 112

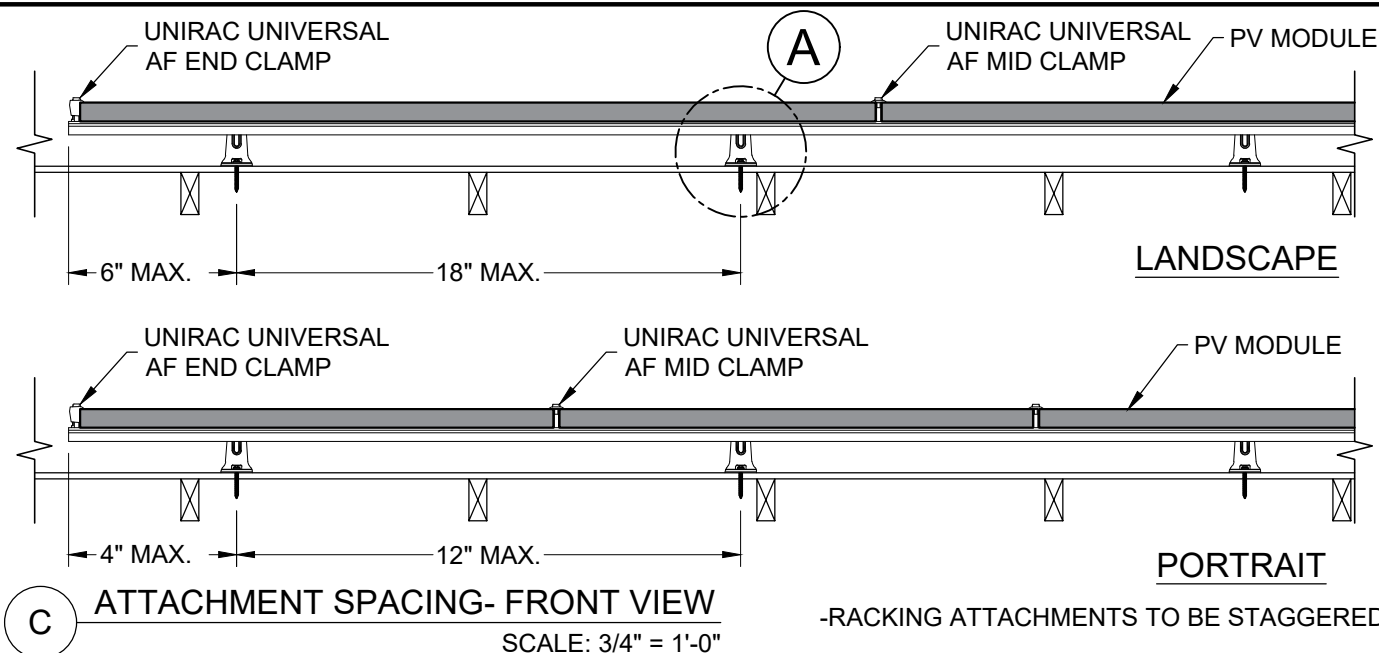
**PV MODULE COUNT:** 16 Modules  
**TOTAL ARRAY AREA:** 326.4 ft<sup>2</sup> (20.4ft<sup>2</sup>/panel)  
**TOTAL ROOF AREA:** 1828 ft<sup>2</sup>  
**ARRAY/ROOF AREA:** 17.9%  
**ARRAY WEIGHT:** 800 lbs (50 lbs/panel)  
**DISTRIBUTED LOAD:** 2.45 lbs/ft<sup>2</sup>  
**POINT LOAD:** 7.14 lbs/attachment

**STRUCTURAL NOTES:**

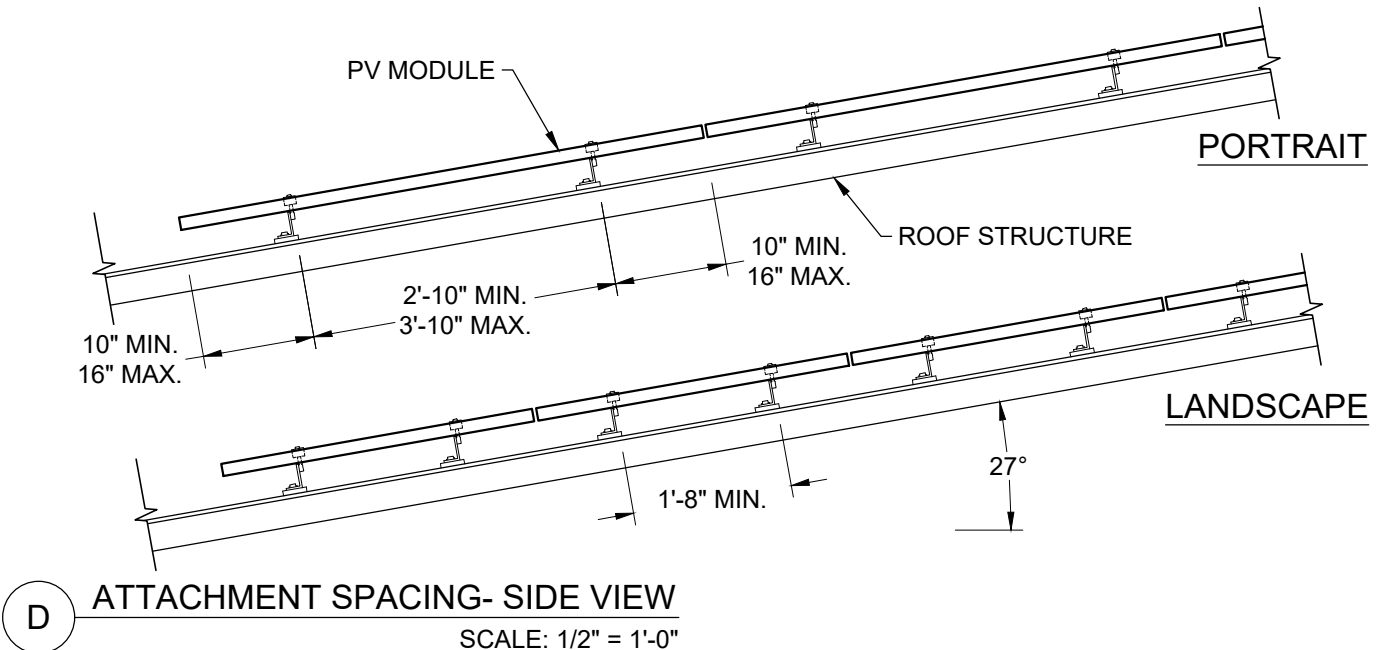
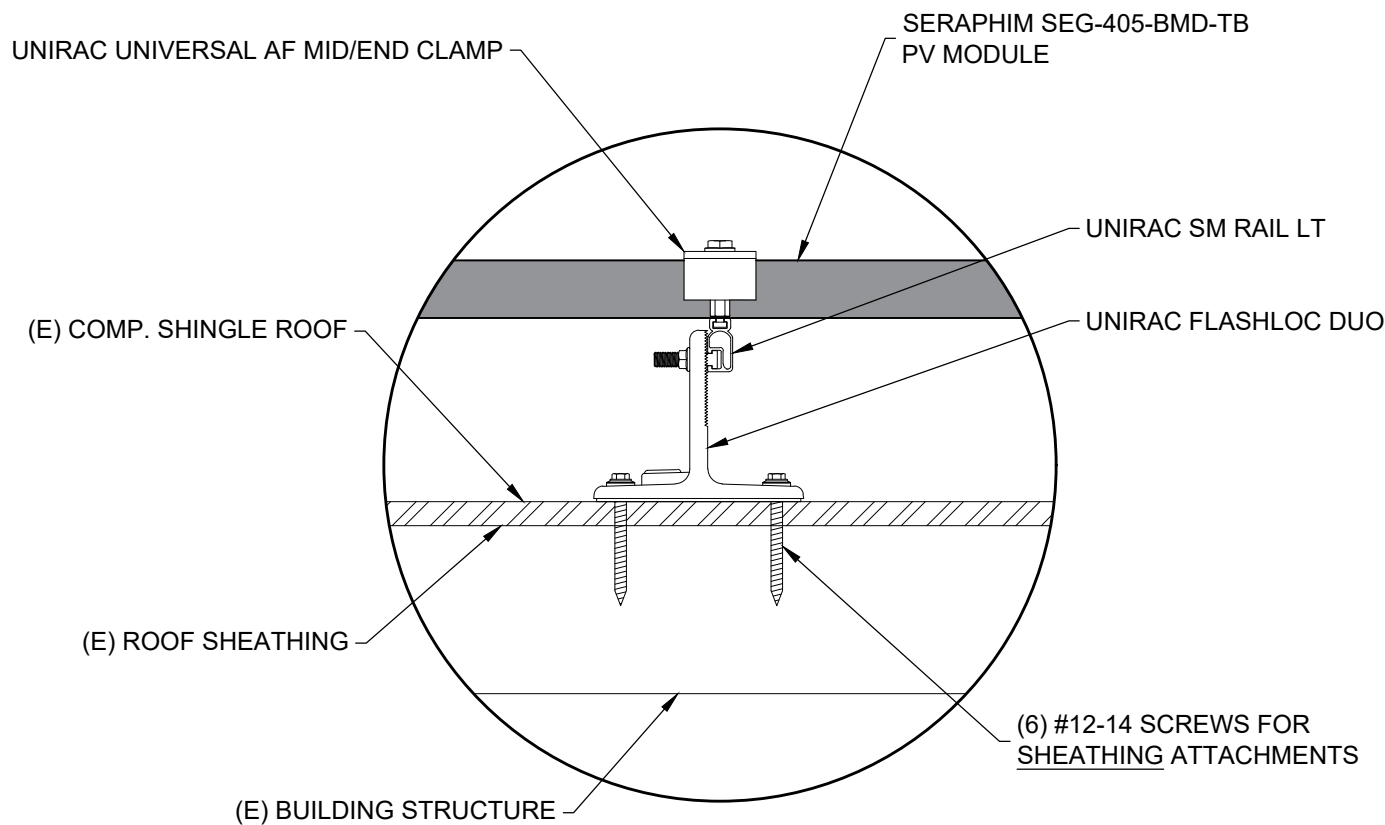
PANELS TO STAND 3" MINIMUM FROM THE ROOF PLANE TO THE BACK OF THE PANEL.

None

\*NOTE: LISTED NUMBER OF ATTACHMENT POINTS ARE AN ESTIMATE ONLY AND MAY VARY BASED ON FIELD CONDITIONS. MAXIMUM ATTACHMENT SPACING TO BE FOLLOWED PER ENGINEER OF RECORD SPECIFICATIONS.



**UNIRAC FLASHLOC DUO**



9/14/23

**A** TYP. ATTACHMENT DETAIL  
 SCALE: 3" = 1'-0"



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PV INSTALLATION PROFESSIONAL  
 Scott Gurney  
 #PV-011719-015866

CONTRACTOR:  
 BRS FIELD OPS  
 800-377-4480

**CUSTOMER INFORMATION:**  
 Heather Broadhurst  
 987 Theodore Rd  
 Awendaw South Carolina 29429  
**AC SYSTEM SIZE:** 4.64 kW AC  
**DC SYSTEM SIZE:** 6.48 kW DC

DRAWING BY:  
 Brendan Fillmore

PLOT DATE:  
 September 14, 2023

PROJECT NUMBER:  
 858317

SHEET NAME:  
 STRUCTURAL

REVISION: 0 PAGE NUMBER: PV4

15	(1) 10 AWG THHN/THWN-2, CU., BLACK (L1)	19.4 A AC	3	(2) 10 AWG THHN/THWN-2, CU., BLACK (L1)	MAX 9.7 A AC	2	(1) 10 AWG THHN/THWN-2, CU., BLACK (L1)	MAX 9.7 A AC	1	(1) 12-2 TC-ER, THHN/THWN-2, CU.	MAX 9.7 A AC
	(1) 10 AWG THHN/THWN-2, CU., RED (L2)	240 V AC		(2) 10 AWG THHN/THWN-2, CU., RED (L2)	240 V AC		(1) 10 AWG THHN/THWN-2, CU., RED (L2)	240 V AC		(1) 6 AWG BARE, CU (EGC)	240 V AC
	(1) 6 AWG THHN/THWN-2, CU., WHITE (N)			(1) 10 AWG THHN/THWN-2, CU., GREEN (EGC)			(1) 10 AWG THHN/THWN-2, CU., GREEN (EGC)				
	(1) 10 AWG THHN/THWN-2, CU., GREEN (EGC)						OR 10-2 UF-B W/G (OR NM-B), THHN/THWN-2, SOLID CU.				
	(1) 3/4 INCH EMT	EXTERIOR		(1) 3/4 INCH EMT	EXTERIOR		(1) 3/4 INCH EMT (Not Required for UF-B or NM-B Cable)	INTERIOR			EXTERIOR
16	(1) 6 AWG THHN/THWN-2, CU., BLACK (L1)	19.4 A AC									
	(1) 6 AWG THHN/THWN-2, CU., RED (L2)	240 V AC									
	(1) 6 AWG THHN/THWN-2, CU., WHITE (N)										
	(1) 8 AWG THHN/THWN-2, CU., GREEN (EGC)										
	(1) 3/4 INCH EMT	EXTERIOR									



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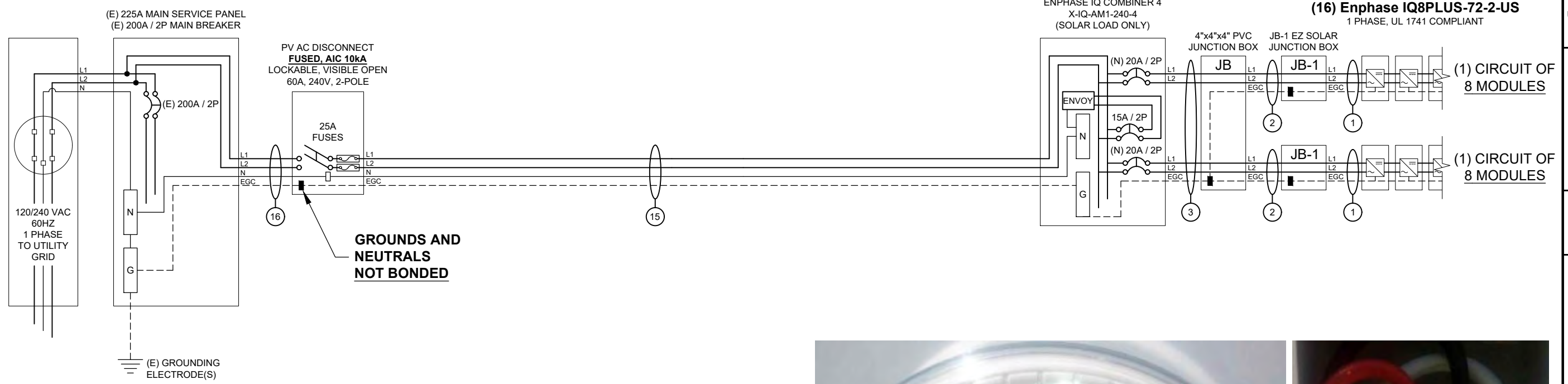
**DESIGNER NOTES:**

SUPPLY SIDE TAP, EXTERIOR POI.

**ELECTRICAL NOTES:**

(16) Seraphim SEG-405-BMD-TB  
UL 1703 COMPLIANT

(16) Enphase IQ8PLUS-72-2-US  
1 PHASE, UL 1741 COMPLIANT



**INTERCONNECTION NOTES**

705.11 AN ELECTRIC POWER PRODUCTION SOURCE, WHERE CONNECTED TO THE SUPPLY SIDE OF THE SERVICE DISCONNECTING MEANS AS PERMITTED IN 230.82(6), SHALL COMPLY WITH 705.11 (A) THROUGH (E).



UTILITY COMPANY: Berkeley Electric Cooperative (BEC)      PERMIT ISSUER: Charleston County

**CUSTOMER INFORMATION:**  
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987 Theodore Rd  
Awendaw South Carolina 29429  
**AC SYSTEM SIZE: 4.64 kW AC**  
**DC SYSTEM SIZE: 6.48 kW DC**

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ELECTRICAL

REVISION: 0      PAGE NUMBER: PV5

MODULE SPECIFICATIONS	Seraphim SEG-405-BMD-TB
RATED POWER (STC)	405 W
MODULE VOC	37.22 V DC
MODULE VMP	30.93 V DC
MODULE IMP	13.1 A DC
MODULE ISC	13.7 A DC
VOC CORRECTION	-0.26 %/°C
VMP CORRECTION	-0.34 %/°C
SERIES FUSE RATING	25 A DC
ADJ. MODULE VOC @ ASHRAE LOW TEMP	40.3 V DC
ADJ. MODULE VMP @ ASHRAE 2% AVG. HIGH TEMP	26.6 V DC

MICROINVERTER SPECIFICATIONS	Enphase IQ8+ Microinverters
POWER POINT TRACKING (MPPT) MIN/MAX	30 - 58 V DC
MAXIMUM INPUT VOLTAGE	60 V DC
MAXIMUM DC SHORT CIRCUIT CURRENT	15 A DC
MAXIMUM USABLE DC INPUT POWER	440 W
MAXIMUM OUTPUT CURRENT	1.21 A AC
AC OVERCURRENT PROTECTION	20 A
MAXIMUM OUTPUT POWER	290 W
CEC WEIGHTED EFFICIENCY	97 %

AC PHOTOVOLTAIC MODULE MARKING (NEC 690.52)	
NOMINAL OPERATING AC VOLTAGE	240 V AC
NOMINAL OPERATING AC FREQUENCY	47 - 68 HZ AC
MAXIMUM AC POWER	240 VA AC
MAXIMUM AC CURRENT	1.0 A AC
MAXIMUM OCPD RATING FOR AC MODULE	20 A AC

DESIGN LOCATION AND TEMPERATURES	
TEMPERATURE DATA SOURCE	ASHRAE 2% AVG. HIGH TEMP
STATE	South Carolina
CITY	Awendaw
WEATHER STATION	CHARLESTON INTL ARPT
ASHRAE EXTREME LOW TEMP (°C)	-7
ASHRAE 2% AVG. HIGH TEMP (°C)	34

SYSTEM ELECTRICAL SPECIFICATIONS	CIR 1	CIR 2	CIR 3	CIR 4	CIR 5	CIR 6
NUMBER OF MODULES PER MPPT	8	8				
DC POWER RATING PER CIRCUIT (STC)	3240	3240				
TOTAL MODULE NUMBER	16					
STC RATING OF ARRAY	6480					
AC CURRENT @ MAX POWER POINT (IMP)	9.7	9.7				
MAX. CURRENT (IMP X 1.25)	12.1	12.1				
OCPD CURRENT RATING PER CIRCUIT	20	20				
MAX. COMB. ARRAY AC CURRENT (IMP)	19.4					
MAX. ARRAY AC POWER	4640W AC					

AC VOLTAGE RISE CALCULATIONS	DIST (FT)	COND.	√RISE(V)	VEND(V)	%VRISE
VRISE SEC. 1 (MICRO TO JBOX)	28.8	12 Cu.	0.93	240.93	0.39%
VRISE SEC. 2 (JBOX TO COMBINER BOX)	30	10 Cu.	0.74	240.74	0.31%
VRISE SEC. 3 (COMBINER BOX TO POI)	10	10 Cu.	0.49	240.49	0.20%
TOTAL VRISE			2.16	242.16	0.90%

PHOTOVOLTAIC AC DISCONNECT OUTPUT LABEL (NEC 690.54)	
AC OUTPUT CURRENT	19.4 A AC
NOMINAL AC VOLTAGE	240 V AC

CONDUCTOR SIZE CALCULATIONS	
MICROINVERTER TO JUNCTION BOX (1)	MAX. SHORT CIRCUIT CURRENT (ISC) = 9.7 A AC MAX. CURRENT (ISC X1.25) = 12.1 A AC CONDUCTOR (TC-ER, COPPER (90°C)) = 12 AWG CONDUCTOR RATING = 30 A AMB. TEMP. AMP. CORRECTION = 0.96 ADJUSTED AMP. = 28.8 > 12.1
JUNCTION BOX TO JUNCTION BOX (2)	MAX. SHORT CIRCUIT CURRENT (ISC) = 9.7 A AC MAX. CURRENT (ISC X1.25) = 12.1 A AC CONDUCTOR (UF-B, COPPER (60°C)) = 10 AWG CONDUCTOR RATING = 30 A CONDUIT FILL DERATE = 1 AMB. TEMP. AMP. CORRECTION = 0.96 ADJUSTED AMP. = 28.8 > 12.1
JUNCTION BOX TO COMBINER BOX (3)	MAX. SHORT CIRCUIT CURRENT (ISC) = 9.7 A AC MAX. CURRENT (ISC X1.25) = 12.1 A AC CONDUCTOR (UF-B, COPPER (60°C)) = 10 AWG CONDUCTOR RATING = 30 A CONDUIT FILL DERATE = 0.8 AMB. TEMP. AMP. CORRECTION = 0.96 ADJUSTED AMP. = 23.04 > 12.1
COMBINER BOX TO MAIN PV OCPD (15)	INVERTER RATED AMPS = 19.4 A AC MAX. CURRENT (RATED AMPS X1.25) = 24.2 A AC CONDUCTOR (THWN-2, COPPER (75°C TERM.)) = 10 AWG CONDUCTOR RATING = 35 A CONDUIT FILL DERATE = 1 AMB. TEMP. AMP. CORRECTION = 0.96 ADJUSTED AMP. = 33.6 > 24.2



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ELEC CALCS

REVISION: 0 PAGE NUMBER: PV6

### GROUNDING NOTES

1. A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH [NEC 690.47] AND [NEC 250.50-60] SHALL BE PROVIDED. PER [NEC 690.47], THE GROUNDING ELECTRODE SYSTEM OF AN EXISTING BUILDING MAY BE USED AND BE BONDED AT THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, OR IS ONLY METALLIC WATER PIPING, A SUPPLEMENTAL GROUNDING ELECTRODE WILL BE USED AT THE INVERTER LOCATION CONSISTING OF A UL LISTED 8 FT GROUND ROD WITH ACORN CLAMP.
2. THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE BETWEEN THE GROUNDING ELECTRODE AND THE PANEL (OR INVERTER) IF SMALLER THAN #6 AWG COPPER WIRE PER [NEC 250.64(B)]. THE GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AT BUSBARS WITHIN LISTED EQUIPMENT PER [NEC 250.64(C)].
3. GROUNDING ELECTRODE CONDUCTORS SHALL BE NO LESS THAN 8 AWG AND NO GREATER THAN 6 AWG COPPER AND BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE FOR A COMPLETE SYSTEM.
4. PV SYSTEM SHALL BE GROUNDED IN ACCORDANCE TO [NEC 250.21], [NEC TABLE 250.122], AND ALL METAL PARTS OR MODULE FRAMES ACCORDING TO [NEC 690.46].
5. MODULE SOURCE CIRCUITS SHALL BE GROUNDED IN ACCORDANCE TO [NEC 690.42].
6. THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDED CONDUCTOR TO ANOTHER MODULE.
7. EACH MODULE WILL BE GROUNDED USING THE SUPPLIED CONNECTION POINTS IDENTIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. ENCLOSURES SHALL BE PROPERLY PREPARED WITH REMOVAL OF PAINT/FINISH AS APPROPRIATE WHEN GROUNDING EQUIPMENT WITH TERMINATION GROUNDING LUGS.
9. GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR DIRECT BURIAL.
10. GROUNDING AND BONDING CONDUCTORS SHALL BE COPPER, SOLID OR STRANDED, AND BARE WHEN EXPOSED.
11. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO [NEC 690.45] AND BE A MINIMUM OF 10 AWG WHEN NOT EXPOSED TO DAMAGE (6 AWG SHALL BE USED WHEN EXPOSED TO DAMAGE).
12. GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLOR CODED GREEN (OR MARKED GREEN IF 4 AWG OR LARGER).
13. ALL CONDUIT BETWEEN THE UTILITY AC DISCONNECT AND THE POINT OF CONNECTION SHALL HAVE GROUNDED BUSHINGS AT BOTH ENDS.
14. SYSTEM GEC SIZED ACCORDING TO [NEC 690.47], [NEC TABLE 250.66], DC SYSTEM GEC SIZED ACCORDING TO [NEC 250.166], MINIMUM 8 AWG WHEN INSULATED, 6 AWG WHEN EXPOSED TO DAMAGE.
15. EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENTS, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH [NEC 250.134] OR [NEC 250.136(A)] REGARDLESS OF VOLTAGE.

### WIRING & CONDUIT NOTES

1. ALL CONDUIT SIZES AND TYPES, SHALL BE LISTED FOR ITS PURPOSE AND APPROVED FOR THE SITE APPLICATIONS.
2. BOLTED CONNECTION REQUIRED IN DC DISCONNECTS ON THE WHITE GROUNDED CONDUCTOR (USE POLARIS BLOCK OR NEUTRAL BAR).
3. ANY CONNECTION ABOVE LIVE PARTS MUST BE WATERTIGHT. REDUCING WASHERS DISALLOWED ABOVE LIVE PARTS, MEYERS HUBS RECOMMENDED
4. UV RESISTANT CABLE TIES (NOT ZIP TIES) USED FOR PERMANENT WIRE MANAGEMENT OFF THE ROOF SURFACE IN ACCORDANCE WITH [NEC 110.2, 110.3(A-B)].
5. SOLADECK JUNCTION BOXES MOUNTED FLUSH WITH ROOF SURFACE TO BE USED FOR WIRE MANAGEMENT AND AS FLASHED ROOF PENETRATIONS FOR INTERIOR CONDUIT RUNS.
6. ALL PV CABLES AND HOMERUN WIRES BE TYPE USE-2, AND SINGLE-CONDUCTOR CABLE LISTED AND IDENTIFIED AS PV WIRE, TYPE TC-ER, OR EQUIVALENT; ROUTED TO SOURCE CIRCUIT COMBINER BOXES AS REQUIRED.
7. ALL CONDUCTORS AND OCPD SIZES AND TYPES SPECIFIED ACCORDING TO [NEC 690.8] FOR MULTIPLE CONDUCTORS.
8. ALL PV DC CONDUCTORS IN CONDUIT EXPOSED TO SUNLIGHT SHALL BE INSTALLED AT LEAST 7/8" ABOVE THE ROOF SURFACE AND DERATED ACCORDING TO [NEC TABLE 310.15 (B)(2)(A)], [NEC TABLE 310.15(B)(3)(A)], & [NEC 310.15(B)(3)(C)].
9. EXPOSED ROOF PV DC CONDUCTORS SHALL BE USE-2, 90°C RATED, WET AND UV RESISTANT, AND UL LISTED RATED FOR 600V, UV RATED SPIRAL WRAP SHALL BE USED TO PROTECT WIRE FROM SHARP EDGES.
10. PHASE AND NEUTRAL CONDUCTORS SHALL BE DUAL RATED THHN/THWN-2 INSULATED, 90°C RATED, WET AND UV RESISTANT, RATED FOR 600V
11. 4-WIRE DELTA CONNECTED SYSTEMS HAVE THE PHASE WITH THE HIGHER VOLTAGE TO GROUND MARKED ORANGE OR IDENTIFIED BY OTHER EFFECTIVE MEANS.
12. ALL SOURCE CIRCUITS SHALL HAVE INDIVIDUAL SOURCE CIRCUIT PROTECTION
13. VOLTAGE DROP LIMITED TO 2% FOR DC CIRCUITS AND 3% FOR AC CIRCUITS
14. NEGATIVE GROUNDED SYSTEMS DC CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS: DC POSITIVE- RED (OR MARKED RED), DC NEGATIVE- GREY (OR MARKED GREY)
15. POSITIVE GROUNDED SYSTEMS DC CONDUCTORS COLOR CODED: DC POSITIVE- GREY (OR MARKED GREY), DC NEGATIVE- BLACK (OR MARKED BLACK)
16. AC CONDUCTORS >4AWG COLOR CODED OR MARKED: PHASE A OR L1- BLACK, PHASE B OR L2- RED, PHASE C OR L3- BLUE, NEUTRAL- WHITE/GRAY  
\* USE-2 IS NOT INDOOR RATED BUT PV CABLE IS RATED THWN/THWN-2 AND MAY BE USED INSIDE  
\*\* USE-2 IS AVAILABLE AS UV WHITE
17. RIGID CONDUIT, IF INSTALLED, (AND/OR NIPPLES) MUST HAVE A PULL BUSHING TO PROTECT WIRES.
18. IF CONDUIT DETERMINED TO BE RAN THROUGH ATTIC IN FIELD THEN CONDUIT WILL BE EITHER EMT, FMC, OR MC CABLE IF DC CURRENT COMPLYING WITH [NEC 690.31], [NEC 250.118(10)]. DISCONNECTING MEANS SHALL COMPLY WITH [NEC 690.13] AND [NEC 690.15].
19. CONDUIT RAN THROUGH ATTIC WILL BE AT LEAST 18" BELOW ROOF SURFACE COMPLYING WITH [NEC 230.6(4)] AND SECURED NO GREATER THAN 6' APART PER [NEC 330.30(B)].

# STANDARD LABELS

**WARNING**  
ELECTRIC SHOCK HAZARD  
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

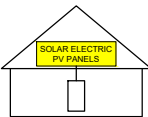
**PHOTOVOLTAIC SYSTEM AC DISCONNECT**  
RATED AC OUTPUT CURRENT 19.36 A  
NOMINAL OPERATING AC VOLTAGE 240 V

**WARNING**  
DUAL POWER SUPPLY  
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

**WARNING**  
POWER SOURCE OUTPUT CONNECTION  
DO NOT RELOCATE THIS OVERCURRENT DEVICE

**WARNING**  
THIS EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES, EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE, SHALL NOT EXCEED AMPACITY OF BUSBAR.

**SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN**  
TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



**RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM**

**LABEL 1**  
FOR PV SYSTEM DISCONNECTING MEANS WHERE THE LINE AND LOAD TERMINALS MAY BE ENERGIZED IN THE OPEN POSITION.  
[2017 NEC 690.13(B)]  
[2020 NEC 690.13(B)]

**LABEL 2**  
SHALL BE MARKED AT AN ACCESSIBLE LOCATION AT THE DISCONNECTING MEANS AS A POWER SOURCE AND WITH THE RATED AC OUTPUT CURRENT AND THE NOMINAL OPERATING AC VOLTAGE.  
[2017 NEC 690.54]  
[2020 NEC 690.54]

**LABEL 3**  
IF INTERCONNECTING LOAD SIDE, INSTALL THIS LABEL ANYWHERE THAT IS POWERED BY BOTH THE UTILITY AND THE SOLAR PV SYSTEM, IE. MAIN SERVICE PANEL AND SUBPANELS.  
[2017 NEC 705.12(B)(3)]  
[2020 NEC 705.12(B)(3)]

**LABEL 4**  
APPLY TO THE DISTRIBUTION EQUIPMENT ADJACENT TO THE BACK-FED BREAKER FROM THE POWER SOURCE.  
[2017 NEC 705.12(B)(2)(3)(b)]  
[2020 NEC 705.12(B)(3)(2)]

**LABEL 5**  
APPLY TO THE PV COMBINER BOX  
[2017 NEC 705.12(B)(2)(3)(c)]  
[2020 NEC 705.12(B)(3)(3)]

**LABEL 6**  
BUILDINGS WITH PV SYSTEMS SHALL HAVE A PERMANENT LABEL LOCATED AT EACH SERVICE EQUIPMENT LOCATION TO WHICH THE PV SYSTEMS ARE CONNECTED OR AT AN APPROVED READILY VISIBLE LOCATION AND SHALL INDICATE THE LOCATION OF RAPID SHUTDOWN INITIATION DEVICES.  
[2017 NEC 690.56(C)(1)(a)]  
[2020 NEC 690.56(C)]

**LABEL 7**  
SIGN LOCATED AT RAPID SHUT DOWN DISCONNECT SWITCH  
[2017 NEC 690.56(C)(3)]  
[2020 NEC 690.56(C)(2)]

**WARNING**  
MAIN DISTRIBUTION UTILITY DISCONNECT(S)  
POWER TO THIS BUILDING IS ALSO SUPPLIED FROM A ROOF MOUNTED SOLAR ARRAY WITH A RAPID SHUTDOWN DISCONNECTING MEANS GROUPED AND LABELED WITHIN LINE OF SITE AND 10 FT OF THIS LOCATION

**WARNING**  
POWER TO THIS BUILDING IS ALSO SUPPLIED FROM MAIN DISTRIBUTION UTILITY DISCONNECT LOCATED

**WARNING**  
POWER TO THIS BUILDING IS ALSO SUPPLIED FROM A ROOF MOUNTED SOLAR ARRAY. SOLAR ARRAY RAPID SHUTDOWN DISCONNECT IS LOCATED OUTSIDE NEXT TO THE UTILITY METER.

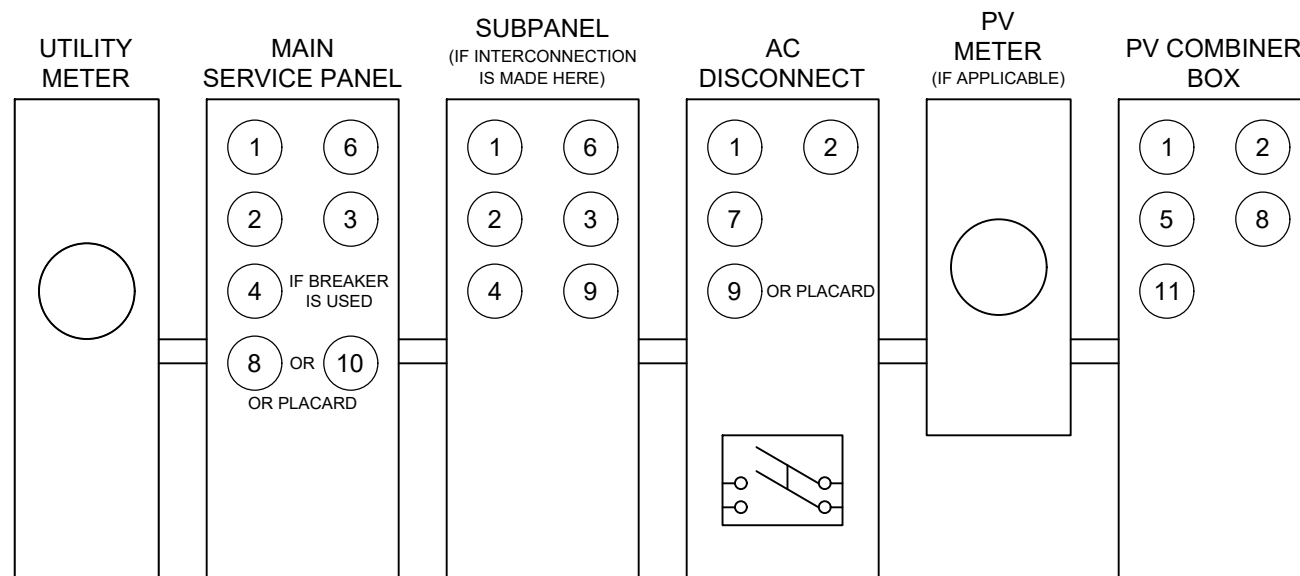
**WARNING**  
PHOTOVOLTAIC SYSTEM COMBINER PANEL  
DO NOT ADD LOADS

**LABEL 8**  
PERMANENT PLAQUE OR DIRECTORY DENOTING THE LOCATION OF ALL ELECTRIC POWER SOURCE DISCONNECTING MEANS ON OR IN THE PREMISES SHALL BE INSTALLED AT EACH SERVICE EQUIPMENT LOCATION AND AT THE LOCATION(S) OF THE SYSTEM DISCONNECT(S) FOR ALL ELECTRIC POWER PRODUCTION SOURCES CAPABLE OF BEING INTERCONNECTED.  
[2017 NEC 705.10]  
[2020 NEC 705.10]

**LABEL 9**  
PERMANENT PLAQUE OR DIRECTORY DENOTING THE LOCATION OF ALL ELECTRIC POWER SOURCE DISCONNECTING MEANS ON OR IN THE PREMISES SHALL BE INSTALLED AT EACH SERVICE EQUIPMENT LOCATION AND AT THE LOCATION(S) OF THE SYSTEM DISCONNECT(S) FOR ALL ELECTRIC POWER PRODUCTION SOURCES CAPABLE OF BEING INTERCONNECTED.  
[2017 NEC 705.10]  
[2020 NEC 705.10]

**LABEL 10**  
PERMANENT PLAQUE OR DIRECTORY TO BE LOCATED AT MAIN SERVICE EQUIPMENT DENOTING THE LOCATION OF THE RAPID SHUTDOWN SYSTEM DISCONNECTING MEANS IF SOLAR ARRAY RAPID SHUTDOWN DISCONNECTING SWITCH IS NOT GROUPED AND WITHIN LINE OF SITE OF MAIN SERVICE DISCONNECTING MEANS.  
[2017 NEC 705.10 AND 690.56(C)(1)(a)]  
[2020 NEC 705.10 AND 690.56(C)]

**LABEL 11**  
PERMANENT PLAQUE OR DIRECTORY TO BE LOCATED AT AC COMBINER PANEL.  
[2017 NEC 110.21(B)]  
[2020 NEC 110.21(B)]



# ADDITIONAL LABELS



1403 N. Research Way  
Orem, UT 84097  
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LABELS

REVISION: 0  
PAGE NUMBER: PV7

## LABELING NOTES

- 1) LABELS CALLED OUT ACCORDING TO ALL COMMON CONFIGURATIONS. ELECTRICIAN TO DETERMINE EXACT REQUIREMENTS IN THE FIELD PER CURRENT NEC AND LOCAL CODES AND MAKE APPROPRIATE ADJUSTMENTS.
- 2) LABELING REQUIREMENTS BASED ON THE 2017 & 2020 NEC CODE, OSHA STANDARD 19010.145, ANSIZ535.
- 3) MATERIAL BASED ON THE REQUIREMENTS OF THE AHJ.
- 4) LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED AND SHALL NOT BE HANDWRITTEN [NEC 110.21]

\*ELECTRICAL DIAGRAM SHOWN ABOVE IS FOR LABELING PURPOSES ONLY. NOT AN ACTUAL REPRESENTATION OF EQUIPMENT AND CONNECTIONS TO BE INSTALLED. LABEL LOCATIONS PRESENTED MAY VARY DEPENDING ON TYPE OF INTERCONNECTION METHOD AND LOCATION PRESENTED ON 3 LINE DIAGRAM. 3 LINE DIAGRAM ON PV5 TO REFLECT ACTUAL REPRESENTATION OF PROPOSED SCOPE OF WORK.

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CONTRACTOR:  
BRS FIELD OPS  
385-498-6700

# SIV SERIES

Small Changes, Big Accomplishments

## 405-420W



### Mechanical Specifications

External Dimension	1722 x 1134 x 30 mm
Weight	21.5 kg
Solar Cells	PERC Mono crystalline(108 pcs)
Front Glass	3.2 / mm AR coating semi-tempered glass / low iron
Backsheet	Transparent backsheet
Frame	Black anodized aluminium alloy
Junction Box	IP68 / 3 diodes
Connector Type	MC4
Cable Type / Length	12 AWG PV Wire (UL/IEC) / 1200 mm
Mechanical Load(Front)	5400 Pa / 113 psf*
Mechanical Load(Rear)	3600 Pa / 75 psf*

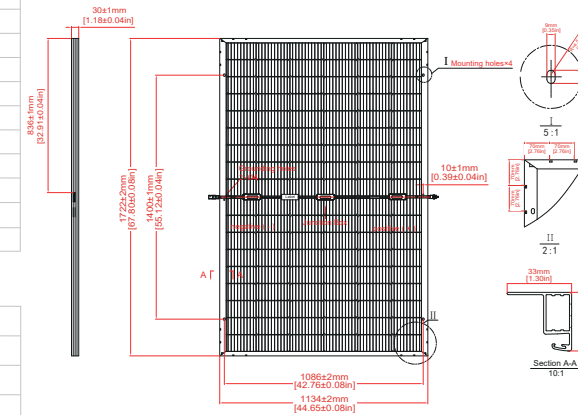
\*Refer to SEG installation Manual for details

### Packing Configuration

Container	20'GP	40'HQ
Pieces per Pallet	40	36
Pallets per Container	6	26
Pieces per Container	240	936

For details, please consult SEG.

### Technical Drawing



### Electrical Characteristics

Module Type	SEG-405-BMD-TB			SEG-410-BMD-TB			SEG-415-BMD-TB			SEG-420-BMD-TB		
	Front STC	Front NOCT	Back STC	Front STC	Front NOCT	Back STC	Front STC	Front NOCT	Back STC	Front STC	Front NOCT	Back STC
Maximum Power -P <sub>mp</sub> (W)	405	304	284	410	308	287	415	311	291	420	314	294
Open Circuit Voltage -V <sub>oc</sub> (V)	37.22	34.73	37.20	37.32	34.81	37.30	37.42	34.90	37.40	37.52	34.99	37.50
Short Circuit Current -I <sub>sc</sub> (A)	13.70	11.07	9.66	13.80	11.15	9.73	13.90	11.23	9.80	14.00	11.31	9.87
Maximum Power Voltage -V <sub>mp</sub> (V)	30.93	28.91	30.98	31.05	29.05	31.03	31.16	29.19	31.17	31.28	29.33	31.29
Maximum Power Current -I <sub>mp</sub> (A)	13.10	10.51	9.17	13.21	10.59	9.25	13.32	10.66	9.34	13.43	10.73	9.42
Module Efficiency STC-η <sub>m</sub> (%)	20.74			21.00			21.25			21.51		
Power Tolerance (W)	(0, +4.99)											
Pmax Temperature Coefficient	-0.34 %/°C											
Voc Temperature Coefficient	-0.26 %/°C											
Isc Temperature Coefficient	+0.05 %/°C											

STC: Irradiance 1000 W/m<sup>2</sup> module temperature 25°C AM=1.5  
NOCT: Irradiance 800W/m<sup>2</sup> ambient temperature 20°C module temperature 45°C wind speed: 1m/s  
Power measurement tolerance: +/-3%

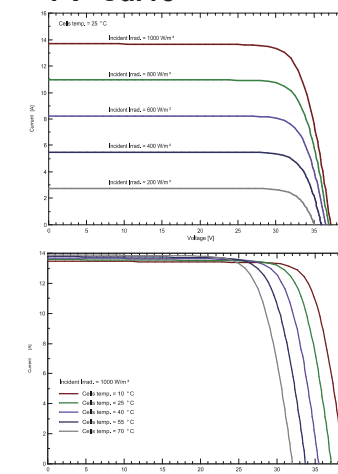
### Rear Side Power Gain(SEG-410-BMD-TB)

Power Gain	10%	15%	20%	25%	30%
Maximum Power -P <sub>mp</sub> (W)	451	472	492	513	533
Open Circuit Voltage -V <sub>oc</sub> (V)	37.22	37.22	37.22	37.22	37.22
Short Circuit Current -I <sub>sc</sub> (A)	15.18	15.87	16.56	17.25	17.94
Maximum Power Voltage -V <sub>mp</sub> (V)	31.05	31.05	31.05	31.05	31.05
Maximum Power Current -I <sub>mp</sub> (A)	14.53	15.19	15.85	16.51	17.17

### Application Conditions

Maximum System Voltage	1500V DC
Maximum Series Fuse Rating	25 A
Operating Temperature	-40~+85 °C
Nominal Operating Cell Temperature	45±2 °C
Bifaciality	70%±10%

### I-V Curve



### SIV SERIES

SEG Solar INC. (SEG) redefined the high-efficiency module series by integrating 182mm silicon wafers with multi-busbar and half-cut cell technologies. SEG panel combined creative technology effectively and extremely improved the module efficiency and power output.

### KEY FEATURES

- The transmittance of 400~1100nm band in the transparent region is ≥90%
- Using POE or EVA package, there is no need to worry about component power attenuation caused by PID
- A transparent backsheet reduces module weight by 30%, resulting in reduced shipping and installation costs
- Through ultraviolet 500kWh/m<sup>2</sup> strict test, fully meet the requirements of 25 years of use of the modules
- Timely release of packaging material decomposition of acetic acid, effectively reduce the concentration of acetic acid modules
- Consistent with conventional component production process, no need to modify production equipment

### PRODUCT CERTIFICATION

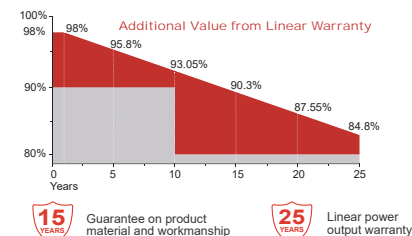
IEC61215:2016; IEC 61730:2016; UL1703; UL61730/CSA/CEC
IEC62804 PID
IEC61701 Salt Mist
IEC62716 Ammonia Resistance
IEC60068 Dust and Sand
IEC61215 Halstone(25mm)
Fire Type (UL61730):1/29 (Type1-HV Type29-BG)
ISO14001:2015; ISO9001:2015; ISO45001:2018



### INSURANCE



### WARRANTY



SEG SOLAR INC.(SEG)  
SEG Headquarter California office: 6200 Stoneridge Mall Rd., Ste 300 Pleasanton, CA 94588  
SEG San Antonio, Texas office: 973 Isom Road San Antonio, TX 78216  
Tel: 925-468-4198 Web: www.segsolar.com



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SEG SOLAR INC. (SEG)  
SEG Headquarter California office: 6200 Stoneridge Mall Rd., Ste 300 Pleasanton, CA 94588  
SEG San Antonio, Texas office: 973 Isom Road San Antonio, TX 78216  
Tel: 925-468-4198 Web: www.segsolar.com

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## IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

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IQ8SP-DS-0002-01-EN-US-2022-03-17

### Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

### High productivity and reliability

- Produce power even when the grid is down\*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

### Microgrid-forming

- Complies with the latest advanced grid support\*\*
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements

\* Only when installed with IQ System Controller 2, meets UL 1741.

\*\* IQ8 and IQ8Plus supports split phase, 240V installations only.

## IQ8 and IQ8+ Microinverters

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings <sup>1</sup>	W	235 – 350	235 – 440
Module compatibility		60-cell/120 half-cell	60-cell/120 half-cell, 66-cell/132 half-cell and 72-cell/144 half-cell
MPPT voltage range	V	27 – 37	29 – 45
Operating range	V	25 – 48	25 – 58
Min/max start voltage	V	30 / 48	30 / 58
Max input DC voltage	V	50	60
Max DC current <sup>2</sup> [module Isc]	A		15
Overvoltage class DC port			II
DC port backfeed current	mA		0
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Peak output power	VA	245	300
Max continuous output power	VA	240	290
Nominal (L-L) voltage/range <sup>3</sup>	V	240 / 211 – 264	
Max continuous output current	A	1.0	1.21
Nominal frequency	Hz	60	
Extended frequency range	Hz	50 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max units per 20 A (L-L) branch circuit <sup>4</sup>		16	13
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.5	97.6
CEC weighted efficiency	%	97	97
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (HxWxD)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications		CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 1071-01	
		This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.	

(1) No enforced DC/AC ratio. See the compatibility calculator at <https://link.enphase.com/module-compatibility>

(2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

IQ8SP-DS-0002-01-EN-US-2022-03-17

1403 N. Research Way  
Orem, UT 84097

800.377.4480  
WWW.BLUERAVENSOLAR.COM

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PV INSTALLATION PROFESSIONAL  
Scott Gurney  
#PV-011719-015866

CONTRACTOR:  
BRS FIELD OPS  
385-498-6700

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# Enphase Q Cable Accessories

The **Enphase Q Cable™** and accessories are part of the latest generation Enphase IQ System™. These accessories provide simplicity, reliability, and faster installation times.

### Enphase Q Cable

- Two-wire, double-insulated Enphase Q Cable is 50% lighter than the previous generation Enphase cable
- New cable numbering and plug and play connectors speed up installation and simplify wire management
- Link connectors eliminate cable waste



### Field-Wireable Connectors

- Easily connect Q cables on the roof without complex wiring
- Make connections from any open connector and center feed any section of cable within branch limits
- Available in male and female connector types

## Enphase Q Cable Accessories

### CONDUCTOR SPECIFICATIONS

Certification	UL3003 (raw cable), UL 9703 (cable assemblies), DG cable
Flame test rating	FT4
Compliance	RoHS, OIL RES I, CE, UV Resistant, combined UL for Canada and United States
Conductor type	THHN/THWN-2 dry/wet
Disconnecting means	The AC and DC bulkhead connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.





### Q CABLE TYPES / ORDERING OPTIONS

Connectorized Models	Size / Max Nominal Voltage	Connector Spacing	PV Module Orientation	Connector Count per Box
Q-12-10-240	12 AWG / 277 VAC	1.3 m (4.2 ft)	Portrait	240
Q-12-17-240	12 AWG / 277 VAC	2.0 m (6.5 ft)	Landscape (60-cell)	240
Q-12-20-200	12 AWG / 277 VAC	2.3 m (7.5 ft)	Landscape (72-cell)	200

### ENPHASE Q CABLE ACCESSORIES

Name	Model Number	Description
Raw Q Cable	Q-12-RAW-300	300 meters of 12 AWG cable with no connectors
Field-wireable connector (male)	Q-CONN-10M	Make connections from any open connector
Field-wireable connector (female)	Q-CONN-10F	Make connections from any Q Cable open connector
Cable Clip	Q-CLIP-100	Used to fasten cabling to the racking or to secure looped cabling
Disconnect tool	Q-DISC-10	Disconnect tool for Q Cable connectors, DC connectors, and AC module mount
Q Cable sealing caps (female)	Q-SEAL-10	One needed to cover each unused connector on the cabling
Terminator	Q-TERM-10	Terminator cap for unused cable ends
Enphase EN4 to MC4 adaptor <sup>1</sup>	ECA-EN4-S22	Connect PV module using MC4 connectors to IQ micros with EN4 (TE PV4-S SOLARLOK). 150mm/5.9" to MC4.
Enphase EN4 non-terminated adaptor <sup>1</sup>	ECA-EN4-FW	For field wiring of UL certified DC connectors. EN4 (TE PV4-S SOLARLOK) to non-terminated cable. 150mm/5.9"
Enphase EN4 to MC4 adaptor (long) <sup>1</sup>	ECA-EN4-S22-L	Longer adapter cable for EN4 (TE PV4-S SOLARLOK) to MC4. Use with split cell modules or PV modules with short DC cable. 600mm/23.6"
Replacement DC Adaptor (MC4)	Q-DCC-2	DC adaptor to MC4 (max voltage 100 VDC)
Replacement DC Adaptor (UTX)	Q-DCC-5	DC adaptor to UTX (max voltage 100 VDC)

1. Qualified per UL subject 9703.

	<b>TERMINATOR</b> Terminator cap for unused cable ends, sold in packs of ten (Q-TERM-10)		<b>SEALING CAPS</b> Sealing caps for unused aggregator and cable connections (Q-BA-CAP-10 and Q-SEAL-10)
	<b>DISCONNECT TOOL</b> Plan to use at least one per installation, sold in packs of ten (Q-DISC-10)		<b>CABLE CLIP</b> Used to fasten cabling to the racking or to secure looped cabling, sold in packs of one hundred (Q-CLIP-100)

To learn more about Enphase offerings, visit [enphase.com](http://enphase.com)

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 2020-06-26



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## IQ Combiner 4/4C



The **IQ Combiner 4/4C** with IQ Gateway and integrated LTE-M1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure. It streamlines IQ Microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.

### Smart

- Includes IQ Gateway for communication and control
- Includes Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), included only with IQ Combiner 4C
- Includes solar shield to match Enphase IQ Battery aesthetics and deflect heat
- Supports Wi-Fi, Ethernet, or cellular connectivity
- Optional AC receptacle available for PLC bridge
- Provides production metering and consumption monitoring

### Simple

- Mounts on single stud with centered brackets
- Supports bottom, back and side conduit entry
- Allows up to four 2-pole branch circuits for 240VAC plug-in breakers (not included)
- 80A total PV or storage branch circuits

### Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKU's
- UL listed
- X2-IQ-AM1-240-4 and X2-IQ-AM1-240-4C comply with IEEE 1547:2018 (UL 1741-SB, 3<sup>rd</sup> Ed.)



To learn more about Enphase offerings, visit [enphase.com](http://enphase.com)  
IQ-C-4-4C-DS-0103-EN-US-12-29-2022

## IQ Combiner 4/4C

MODEL NUMBER	
IQ Combiner 4 X-IQ-AM1-240-4 X2-IQ-AM1-240-4 (IEEE 1547:2018)	IQ Combiner 4 with IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 ± 0.5%) and consumption monitoring (± 2.5%). Includes a silver solar shield to match the IQ Battery and IQ System Controller 2 and to deflect heat.
IQ Combiner 4C X-IQ-AM1-240-4C X2-IQ-AM1-240-4C (IEEE 1547:2018)	IQ Combiner 4C with IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 ± 0.5%) and consumption monitoring (± 2.5%). Includes Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), a plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) Includes a silver solar shield to match the IQ Battery and IQ System Controller and to deflect heat.
ACCESSORIES AND REPLACEMENT PARTS (not included, order separately)	
Supported microinverters:	IQ6, IQ7, and IQ8. (Do not mix IQ6/7 Microinverters with IQ8)
Communications Kit COMMS-CELLMODEM-M1-06 CELLMODEM-M1-06-SP-05 CELLMODEM-M1-06-AT-05	- Includes COMMS-KIT-01 and CELLMODEM-M1-06-SP-05 with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year AT&T data plan
Circuit Breakers: BRK-10A-2-240V BRK-15A-2-240V BRK-20A-2P-240V BRK-15A-2P-240V-B BRK-20A-2P-240V-B	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220 Circuit breaker, 2 pole, 15A, Eaton BR215B with hold down kit support Circuit breaker, 2 pole, 20A, Eaton BR220B with hold down kit support
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 4/4C
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 4/4C (required for EPLC-011)
X-IQ-NA-HD-125A	Hold-down kit for Eaton circuit breaker with screws
Consumption monitoring CT (CT-200-SPLIT/CT-200-CLAMP)	A pair of 200A split core current transformers
ELECTRICAL SPECIFICATIONS	
Rating	Continuous duty
System voltage	120/240VAC, 60 Hz
Eaton BR series busbar rating	125A
Max. continuous current rating	65A
Max. continuous current rating (input from PV/storage)	64A
Max. fuse/circuit rating (output)	90A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. total branch circuit breaker rating (input)	80A of distributed generation/95A with IQ Gateway breaker included
IQ Gateway breaker	10A or 15A rating GE/Siemens/Eaton included
Production metering CT	200A solid core pre-installed and wired to IQ Gateway
MECHANICAL DATA	
Dimensions (WxHxD)	37.5 cm x 49.5 cm x 16.8 cm (14.75 in x 19.5 in x 6.63 in). Height is 53.5 cm (21.06 in) with mounting brackets.
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40°C to +46°C (-40°F to 115°F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	- 20A to 50A breaker inputs: 14 to 4 AWG copper conductors - 60A breaker branch input: 4 to 1/0 AWG copper conductors - Main lug combined output: 10 to 2/0 AWG copper conductors - Neutral and ground: 14 to 1/0 copper conductors - Always follow local code requirements for conductor sizing.
Altitude	Up to 3,000 meters (9,842 feet)
INTERNET CONNECTION OPTIONS	
Integrated Wi-Fi	IEEE 802.11b/g/n
Cellular	CELLMODEM-M1-06-SP-05, CELLMODEM-M1-06-AT-05 (4G based LTE-M1 cellular modem). Note that an Mobile Connect cellular modem is required for all Enphase Energy System installations.
Ethernet	Optional, IEEE 802.3, Cat5E (or Cat6) UTP Ethernet cable (not included)
COMPLIANCE	
Compliance, IQ Combiner	CA Rule 21 (UL 1741-SA) IEEE 1547:2018 - UL 1741-SB, 3 <sup>rd</sup> Ed. (X2-IQ-AM1-240-4 and X2-IQ-AM1-240-4C) CAN/CSA C22.2 No. 107.1, Title 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production) Consumption metering: accuracy class 2.5
Compliance, IQ Gateway	UL 60601-1/CANCSA 22.2 No. 61010-1

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1403 N. Research Way  
Orem, UT 84097

800.377.4480  
WWW.BLUERAVENSOLAR.COM

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PV INSTALLATION  
PROFESSIONAL

Scott Gurney  
#PV-011719-015866

CONTRACTOR:  
BRS FIELD OPS  
385-498-6700

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### A. System Specifications and Ratings

- Maximum Voltage: 1,000 Volts
- Maximum Current: 80 Amps
- Allowable Wire: 14 AWG – 6 AWG
- Spacing: Please maintain a spacing of at least ½” between uninsulated live parts and fittings for conduit, armored cable, and uninsulated live parts of opposite polarity.
- Enclosure Rating: Type 3R
- Roof Slope Range: 2.5 – 12:12
- Max Side Wall Fitting Size: 1”
- Max Floor Pass-Through Fitting Size: 1”
- Ambient Operating Conditions: (-35°C) - (+75°C)
- Compliance:
  - JB-1.2: UL1741
  - Approved wire connectors: must conform to UL1741
- System Marking: **Interek Symbol and File #5019942**
- Periodic Re-inspections: If re-inspections yield loose components, loose fasteners, or any corrosion between components, components that are found to be affected are to be replaced immediately.

ITEM NO.	PART NUMBER	DESCRIPTION	QTY
1	JB-1.2 BODY	POLYCARBONATE WITH UV INHIBITORS	1
2	JB-1.2 LID	POLYCARBONATE WITH UV INHIBITORS	1
3	#10 X 1-1/4" PHILLIPS PAN HEAD SCREW		6
4	#8 X 3/4" PHILLIPS PAN HEAD SCREW		6

SIZE	DWG. NO.	REV
<b>B</b>	<b>JB-1.2</b>	
SCALE: 1:2	WEIGHT: 1.45 LBS	SHEET 1 OF 3

TORQUE SPECIFICATION:	<b>15-20 LBS</b>
CERTIFICATION:	<b>UL STANDARD 1741, NEMA 3R</b>
WEIGHT:	<b>1.45 LBS</b>



**PV INSTALLATION PROFESSIONAL**  
Scott Gurney  
#PV-011719-015866

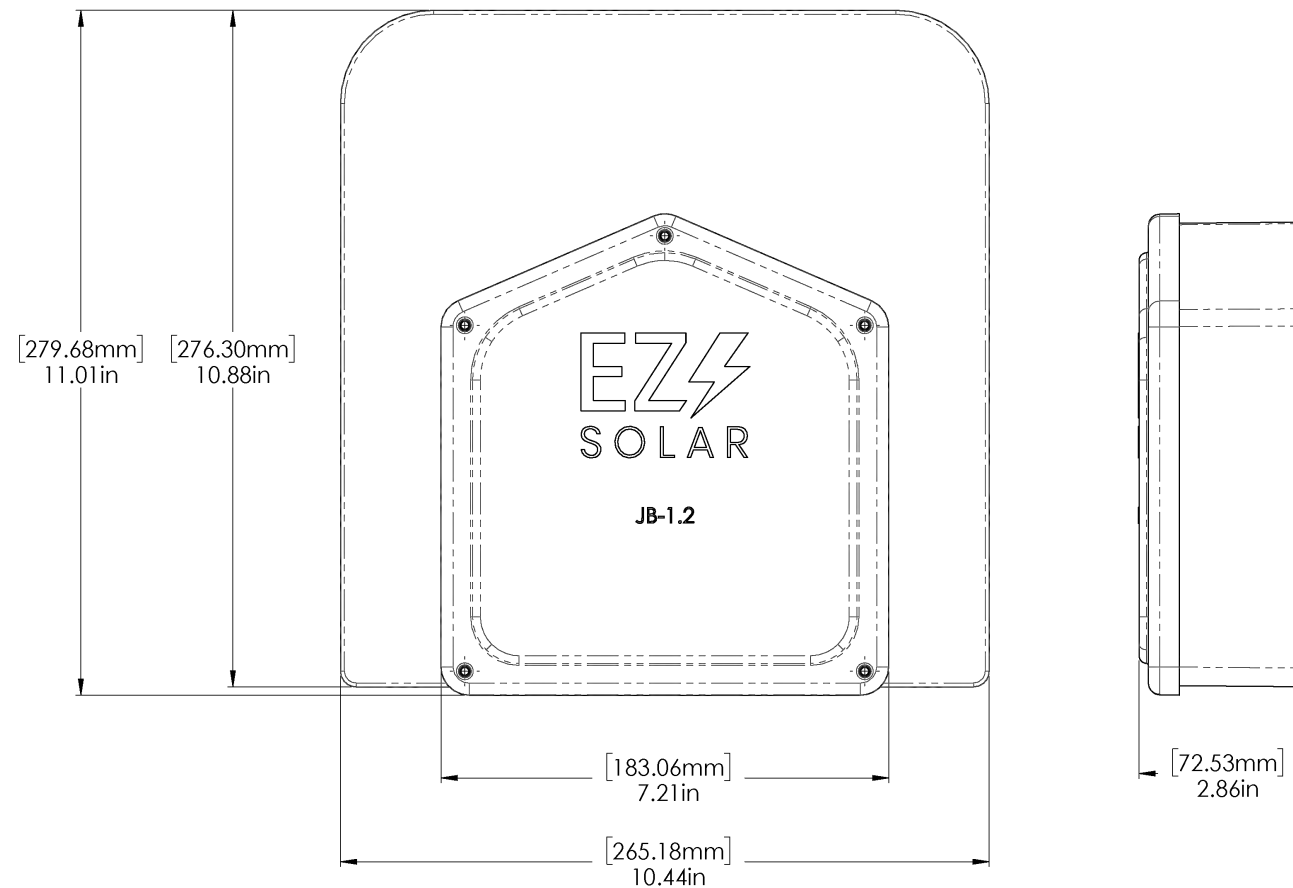
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Table 1: Typical Wire Size, Torque Loads and Ratings

	1 Conductor	2 Conductor	Torque				
			Type	NM	Inch Lbs	Voltage	Current
ABB ZS6 terminal block	10-24 awg	16-24 awg	Sol/Str	0.5-0.7	6.2-8.85	600V	30 amp
ABB ZS10 terminal block	6-24 awg	12-20 awg	Sol/Str	1.0-1.6	8.85-14.16	600V	40 amp
ABB ZS16 terminal block	4-24 awg	10-20 awg	Sol/Str	1.6-2.4	14.6-21.24	600V	60 amp
ABB M6/8 terminal block	8-22 awg		Sol/Str	.08-1	8.85	600V	50 amp
Ideal 452 Red WING-NUT Wire Connector	8-18 awg		Sol/Str	Self Torque	Self Torque	600V	
Ideal 451 Yellow WING-NUT Wire Connector	10-18 awg		Sol/Str	Self Torque	Self Torque	600V	
Ideal, In-Sure Push-In Connector Part #39	10-14 awg		Sol/Str	Self Torque	Self Torque	600V	
WAGO, 2204-1201	10-20 awg	16-24 awg	Sol/Str	Self Torque	Self Torque	600V	30 amp
WAGO, 221-612	10-20 awg	10-24 awg	Sol/Str	Self Torque	Self Torque	600V	30 amp
Dottie DRC75	6-12 awg		Sol/Str	Snap-In	Snap-In		
ESP NG-53	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		
ESP NG-717	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		
Brumall 4-5,3	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		

Table 2: Minimum wire-bending space for conductors through a wall opposite terminals in mm (inches)

Wire size, AWG or kcmil (mm2)	Wires per terminal (pole)			
	1	2	3	4 or More
	mm (inch)	mm (inch)	mm (inch)	mm (inch)
14-10 (2.1-5.3)	Not specified	-	-	-
8 (8.4)	38.1 (1-1/2)	-	-	-
6 (13.3)	50.8 (2)	-	-	-



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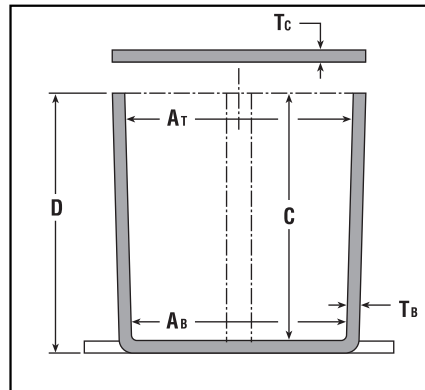
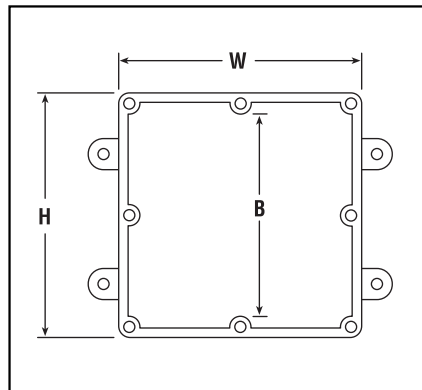
**SPEC SHEET**

# Rigid Nonmetallic Conduit – Junction Boxes

## Molded Nonmetallic Junction Boxes 6P Rated

It's another first from Carlon® - the first nonmetallic junction boxes UL Listed with a NEMA 6P rating per Section 314.29, Exception of the National Electrical Code. Manufactured from PVC or PPO thermoplastic molding compound and featuring foam-in-place gasketed lids attached with stainless steel screws, these rugged enclosures offer all the corrosion resistance and physical properties you need for direct burial applications.

Type 6P enclosures are intended for indoor or outdoor use, primarily to provide a degree of protection against contact with enclosed equipment, falling dirt, hose-directed water, entry of water during prolonged submersion at a limited depth, and external ice formation.



- All Carlon Junction Boxes are UL Listed and maintain a minimum of a NEMA Type 4/4x Rating.
- Parts numbers with an asterisk (\*) are UL Listed and maintain a NEMA Type 6P Rating and Type 4/4X Rating.

Part No.	Size in Inches H x W x D	Std. Ctn. Qty.	Min. At	Min. Ab	Min. B	Min. C	Ta	Tc Typical	Material		Std. Ctn. Wt. (Lbs.)
									PVC	Thermo-plastic	
E989NNJ-CAR*	4 x 4 x 2	5	3 11/16	3 5/8	N/A	2	.160	.155	X		3
E987N-CAR*	4 x 4 x 4	5	3 11/16	3 1/2	N/A	4	.160	.155	X		4
†E989NNR-CAR*	4 x 4 x 6	4	3 11/16	3 3/8	N/A	6	.160	.200	X		5
E989PPJ-CAR*	5 x 5 x 2	4	4 11/16	4 1/2	N/A	2	.110	.150		X	3
E987R-CAR*	6 x 6 x 4	2	6	5 5/8	N/A	4	.190	.190		X	3
E989RRR-UPC*	6 x 6 x 6	8	5 5/8	5 3/8	N/A	6	.160	.150		X	14
E989N-CAR	8 x 8 x 4	1	8	8	N/A	4	.185	.190		X	2
E989SSX-UPC	8 x 8 x 7	2	7 21/32	7 5/16	N/A	7	.160	.150		X	6
E989UUN	12 x 12 x 4	3	11 5/8	11 1/2	11 1/8	4	.160	.150		X	12
E989R-UPC	12 x 12 x 6	2	11 5/16	11 7/8	11 7/16	6	.265	.185		X	10

VIEW SHOWN LESS COVER FOR CLARITY

SECTION A-A  
SCALE 0.500

SIZE	A	B	C
E989NNJ E989NNJB E989NNJ-CAR E989NNJCL E989NNJL (4X4X2)	2.00 (50,8)	4.63 (117,6)	5.13 (130,2)
E989NNR E989NNR-CAR (4X4X6)	6.00 (152,4)	5.00 (127,0)	5.50 (139,7)

NOTES:  
1. MATERIAL: PVC  
2. NEMA TYPES: 4/4X, 6P

**GENERAL NOTES**

1. ALL DIMENSIONS ARE FOR REFERENCE ONLY.  
2. DIMENSIONS IN BRACKETS [ ] ARE IN METRIC UNITS.

**REVISIONS**

F SEE ERN 2016195 FOR APPROVAL SIGNATURES & RELEASE DATE.  
PROJECT NO: 5AM000006

**Thomas & Betts**  
www.tnb.com

DESCRIPTION: **MOLDED NON-METALLIC ENCLOSURE**

ORIGINAL PROJECT NO / ( ERN NO )	SHEET NO:	REV. NO:	DRAWING NO:
/ ( )	2 OF 2	F	WSD-AC01977

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BRS FIELD OPS  
385-498-6700

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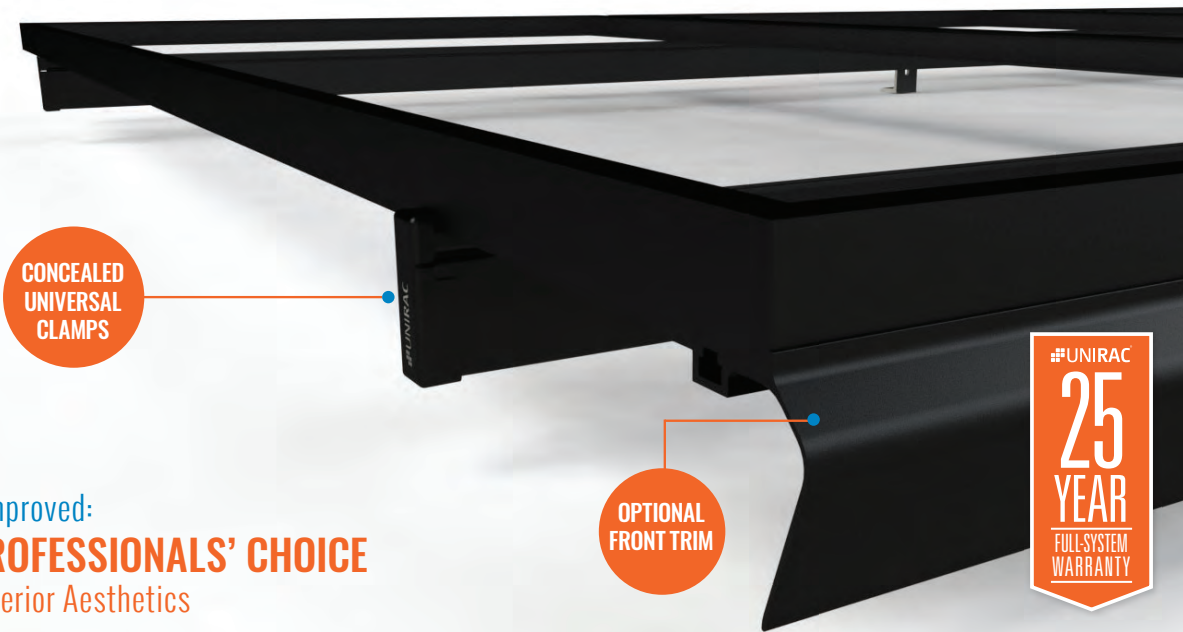
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# SOLARMOUNT



**SOLARMOUNT** is the professionals' choice for residential PV mounting applications. Every aspect of the system is designed for an easier, faster installation experience. **SOLARMOUNT** is a complete solution with revolutionary universal clamps, **FLASHKIT PRO**, full system UL 2703 certification and 25-year warranty. Not only is **SOLARMOUNT** easy to install, but best-in-class aesthetics make it the most attractive on any block!



New & Improved:  
**THE PROFESSIONALS' CHOICE**  
With Superior Aesthetics



**NOW FEATURING FLASHKIT PRO**  
The Complete Roof Attachment Solution  
FEATURING SHED & SEAL TECHNOLOGY



**NOW WITH UNIVERSAL MIDCLAMPS**  
Accommodates 30mm-51mm module frames  
One tool, one-person installs are here!



**REVOLUTIONARY NEW ENDCLAMPS**  
Concealed design and included End Caps

## THE PROFESSIONALS' CHOICE FOR RESIDENTIAL RACKING

**BEST INSTALLATION EXPERIENCE • CURB APPEAL • COMPLETE SOLUTION • UNIRAC SUPPORT**

FOR QUESTIONS OR CUSTOMER SERVICE VISIT [UNIRAC.COM](http://UNIRAC.COM) OR CALL (505) 248-2702

# SOLARMOUNT



## BETTER DESIGNS

### TRUST THE INDUSTRY'S BEST DESIGN TOOL

Start the design process for every project in our U-Builder on-line design tool. It's a great way to save time and money.

## BETTER SYSTEMS

### ONE SYSTEM - MANY APPLICATIONS

Quickly set modules flush to the roof on steep pitched roofs. Orient a large variety of modules in Portrait or Landscape. Tilt the system up on flat or low slope roofs. Components available in mill, clear, and dark finishes to optimize your design financials and aesthetics.

## BETTER RESULTS

### MAXIMIZE PROFITABILITY ON EVERY JOB

Trust Unirac to help you minimize both system and labor costs from the time the job is quoted to the time your teams get off the roof. Faster installs. Less Waste. More Profits.

## BETTER SUPPORT

### WORK WITH THE INDUSTRIES MOST EXPERIENCED TEAM

Professional support for professional installers and designers. You have access to our technical support and training groups. Whatever your support needs, we've got you covered. Visit [Unirac.com/solarmount](http://Unirac.com/solarmount) for more information.



## UNIRAC CUSTOMER SERVICE MEANS THE HIGHEST LEVEL OF PRODUCT SUPPORT

UNMATCHED EXPERIENCE	CERTIFIED QUALITY	ENGINEERING EXCELLENCE	BANKABLE WARRANTY	DESIGN TOOLS	PERMIT DOCUMENTATION
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### TECHNICAL SUPPORT

Unirac's technical support team is dedicated to answering questions & addressing issues in real time. An online library of documents including engineering reports, stamped letters and technical data sheets greatly simplifies your permitting and project planning process.

### CERTIFIED QUALITY PROVIDER

Unirac is the only PV mounting vendor with ISO certifications for 9001:2008, 14001:2004 and OHSAS 18001:2007, which means we deliver the highest standards for fit, form, and function. These certifications demonstrate our excellence and commitment to first class business practices.

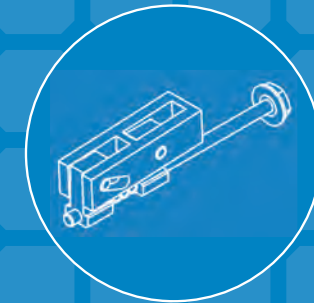
### BANKABLE WARRANTY

Don't leave your project to chance. Unirac has the financial strength to back our products and reduce your risk. Have peace of mind knowing you are providing products of exceptional quality. SOLARMOUNT is covered by a 25 year limited product warranty and a 5 year limited finish warranty.

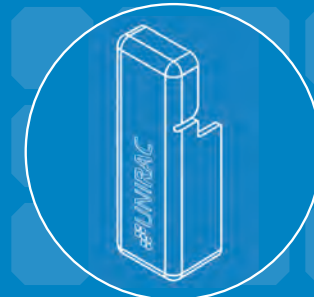
ENHANCE YOUR REPUTATION WITH QUALITY RACKING SOLUTIONS BACKED BY ENGINEERING EXCELLENCE AND A SUPERIOR SUPPLY CHAIN

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### CONCEALED UNIVERSAL ENDCLAMPS



### END CAPS INCLUDED WITH EVERY ENDCLAMP



### UNIVERSAL SELF STANDING MIDCLAMPS



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**NABCEP**  
**CERTIFIED**  
PV INSTALLATION PROFESSIONAL  
Scott Gurney  
#PV-011719-015866

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BRS FIELD OPS  
385-498-6700

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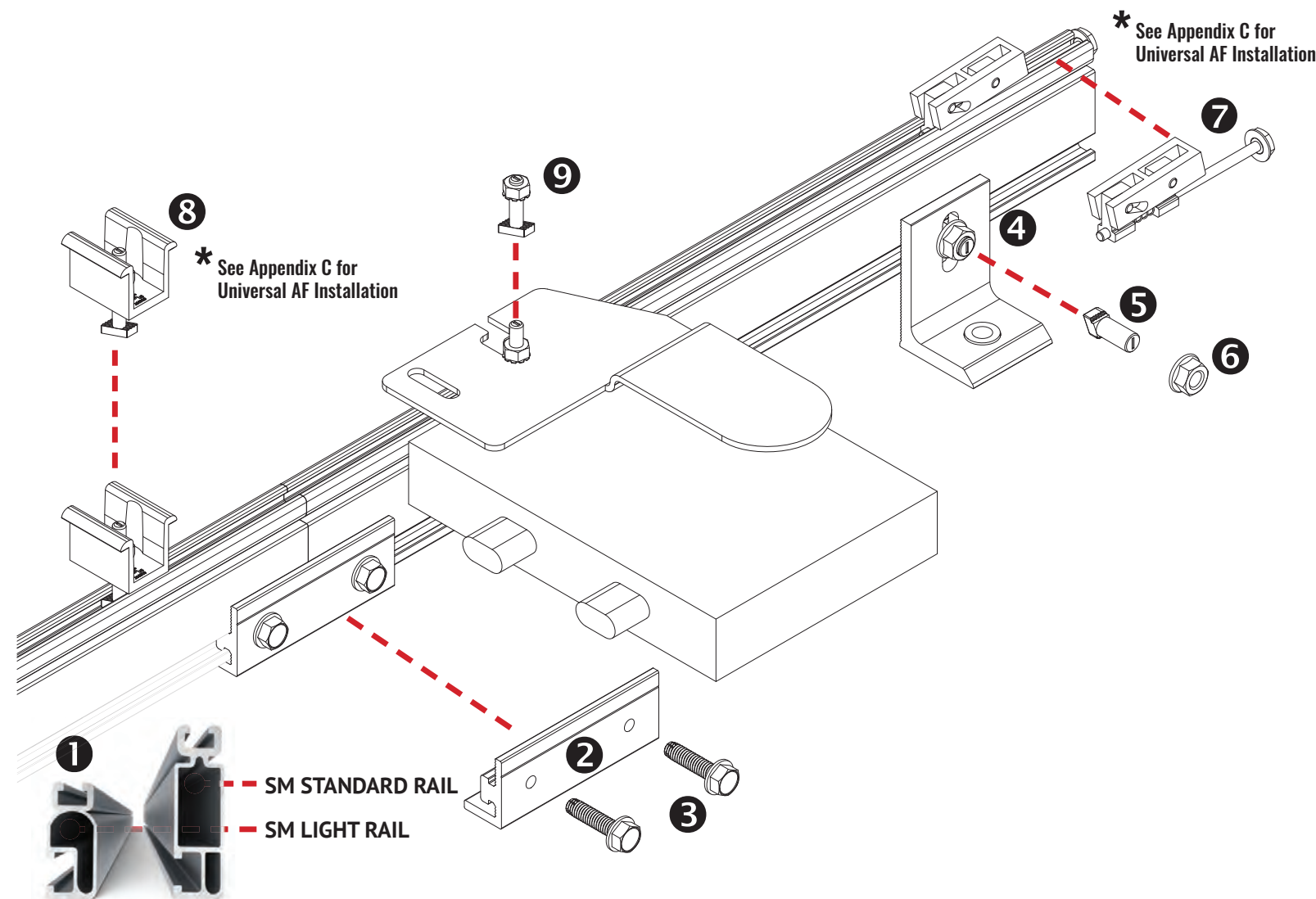
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**1 RAIL:** Supports PV modules. Use at least two per row of modules. Aluminum extrusion, available in mill, clear anodized, or dark anodized.

**2 RAIL SPLICE:** Non structural splice joints, aligns, and electrically bonds rail sections into single length of rail. Forms a rigid splice joint, 4 inches long, preassembled with bonding hardware. Available in dark anodized or mill finish.

**4 L-FOOT:** Use to secure rails through roofing material to building structure. Refer to loading tables or U-Builder for spacing.

**5 L-FOOT T-BOLT:** (3/8" x 3/4" or 1") – Use one per L-foot to secure rail to L-foot. Stainless steel. Supplied with L-foot in combination with flange nut, provides electrical bond between L-foot and rail.

**6 SERRATED FLANGE NUT:** Use one per L-foot to secure and bond rail to Lfoot. Stainless steel. Supplied with L-foot.

**7 MODULE ENDCLAMP:** Pre-assembled universal clamp that secures module to rail at module flange by tightening 1/2" hex head bolt.

**8 MODULE MIDCLAMP:** Pre-assembled clamp provides module to module and module to rail bond. Aluminum clamp with stainless steel bonding pins and T-bolt. Available in clear or dark finish.

**9 MICROINVERTER MOUNTING BOLT:** Preassembled bolt, nut, and captive star washer attaches and bonds microinverter to rail.

**NOTE - POSITION INDICATOR:** T-bolts have a slot in the hardware end corresponding to the direction of the T-Head.

**NOTE - Pro Series Mid and End Clamps are single use only**

Wrenches and Torque		
	Wrench or Socket Size	Recommended Torque (ft-lbs)
Mid Clamp 8	1/2"	11
MLPE Mount 9	1/2"	10
End Clamp 7	1/2"	5
L-Foot to Rail 6	1/2"	30
Rail Splice 3	1/2"	10

Anti-Seize 6 9	
Stainless steel hardware can seize up, a process called galling. To significantly reduce its likelihood:	
1. Apply minimal lubricant to bolts only where indicated in installation process, preferably Anti-Seize commonly found at auto parts stores (Anti-seize has been factory applied to mid clamp bolts)	
2. Shade hardware prior to installation, and	
3. Avoid spinning stainless nuts onto bolts at high speed.	

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# CODE COMPLIANCE NOTES

## INSTALLATION GUIDE

**C**  
PAGE



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### SYSTEM LEVEL FIRE CLASSIFICATION

The system fire class rating requires installation in the manner specified in the SOLARMOUNT Installation Guide. SOLARMOUNT has been classified to the system level fire portion of UL2703. SOLARMOUNT has achieved system level performance for steep sloped roofs. The fire classification rating is only valid on roof pitches greater than 2:12 (slopes  $\geq$  2 inches per foot, or 9.5 degrees). The system is to be mounted over fire resistant roof covering rated for the application. There is no required minimum or maximum height limitation above the roof deck to maintain the system fire rating for SOLARMOUNT. Module Types, System Level Fire Ratings, and Mitigation Requirements are listed below:

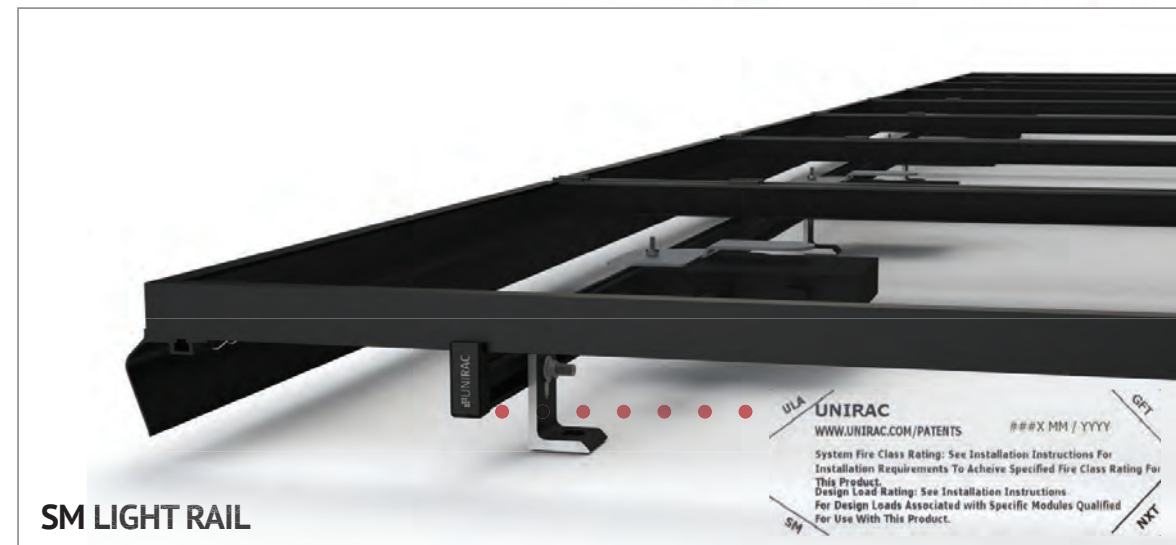
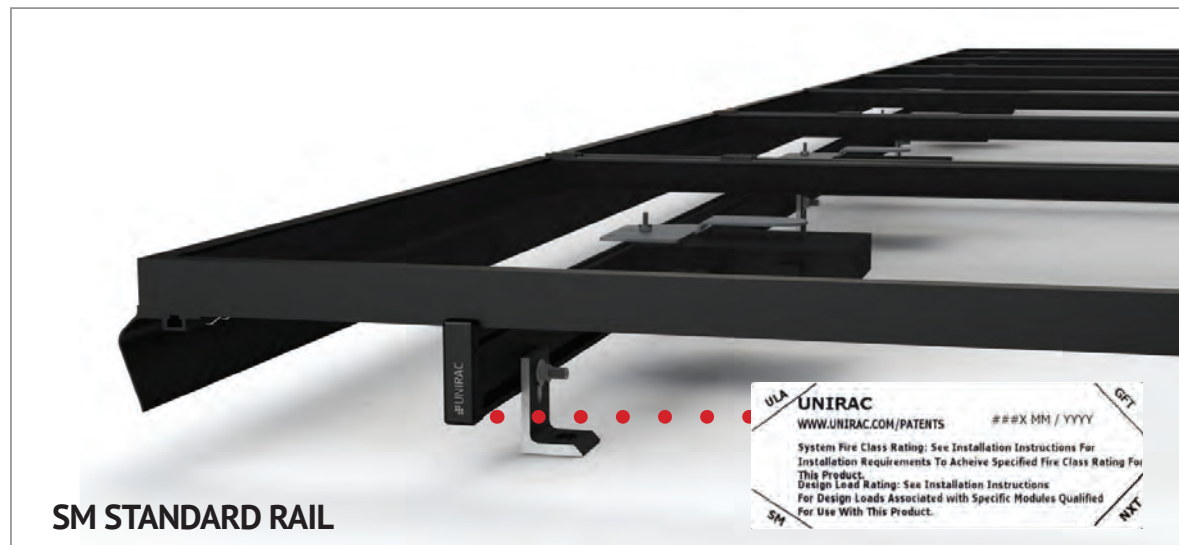
Rail Type	Module Fire Types	System Level Fire Rating	Rail Direction	Module Orientation	Mitigation Required
Standard & HD Rails	1, 2, 3 with Metal Frame, 10 with Metal Frame, 19, 22, 25, 29, & 30	Class A, Class B & Class C	East-West	Landscape OR Portrait	None Required
			North-South	Landscape OR Portrait	None Required
Light Rail	1 & 2	Class A, Class B & Class C	East-West	Landscape OR Portrait	None Required
			North-South	Landscape OR Portrait	None Required
Standard, Light, & HD Rails	4 & 5	Class A, Class B & Class C	East-West	Landscape OR Portrait	Trim installation per Solar Mount Installation Guide
			North-South	Landscape OR Portrait	

**This racking system may be used to ground and/or mount a PV module complying with UL1703 or UL61730 only when the specific module has been evaluated for grounding and/or mounting in compliance with the included instructions.**

### UL2703 CERTIFICATION MARKING LABEL

Unirac SOLARMOUNT is listed to UL 2703. Certification marking is embossed on all mid clamps as shown. Labels with additional information will be provided. After the racking system is fully assembled, a single label should be applied to the SOLARMOUNT rail at the edge of the array. **Before applying the label, the corners of the label that do not pertain to the system being installed must be removed so that only the installed system type is showing.**

**Note: The sticker label should be placed such that it is visible, but not outward facing.**



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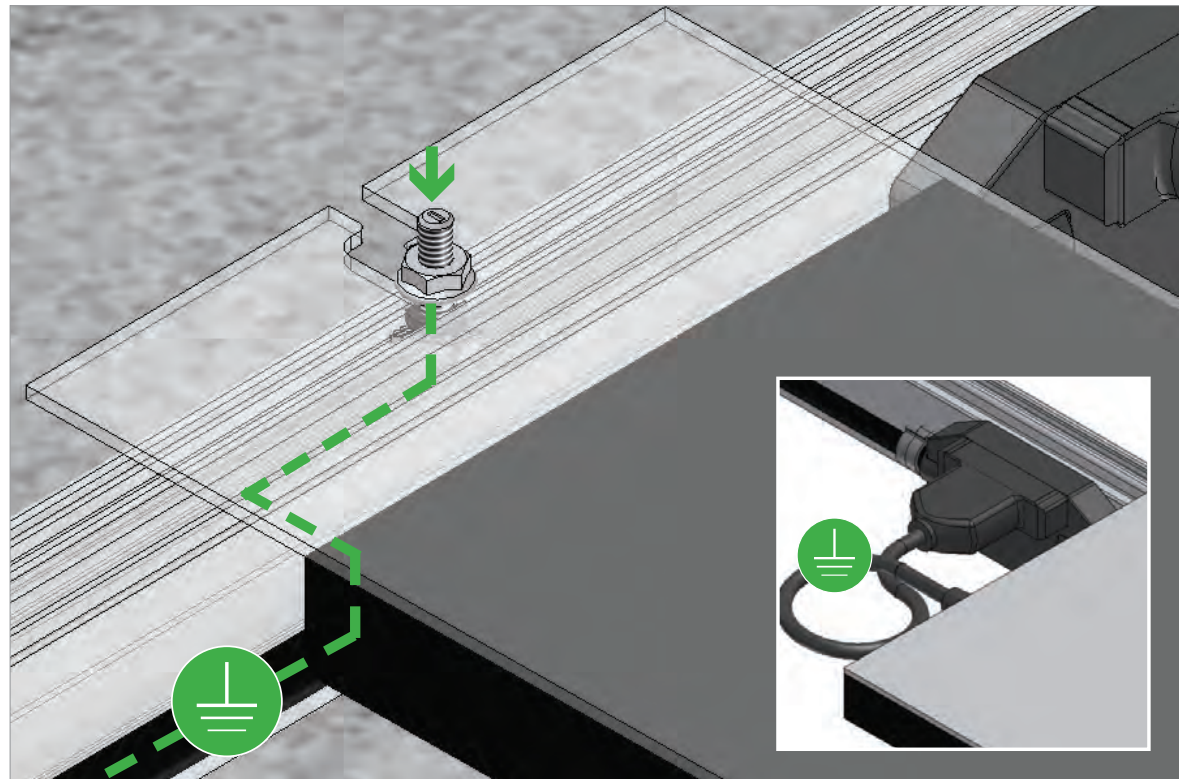
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### SM EQUIPMENT GROUNDING THROUGH ENPHASE MICROINVERTERS

The Enphase M215 and M250 microinverters have integrated grounding capabilities built in. In this case, the DC circuit is isolated from the AC circuit, and the AC equipment grounding conductor (EGC) is built into the Enphase Engage integrated grounding (IG) cabling.

In order to ground the SOLARMOUNT racking system through the Enphase microinverter and Engage cable assembly, there must be a minimum of three PV modules connected to the same trunk cable within a continuous row. Continuous row is defined as a grouping of modules installed and bonded per the requirements of this installation guide sharing the same two rails. The microinverters are bonded to the SOLARMOUNT rail via the mounting hardware. Complete equipment grounding is achieved through the Enphase Engage cabling with integrated grounding (IG). No additional EGC grounding cables are required, as all fault current is carried to ground through the Engage cable.



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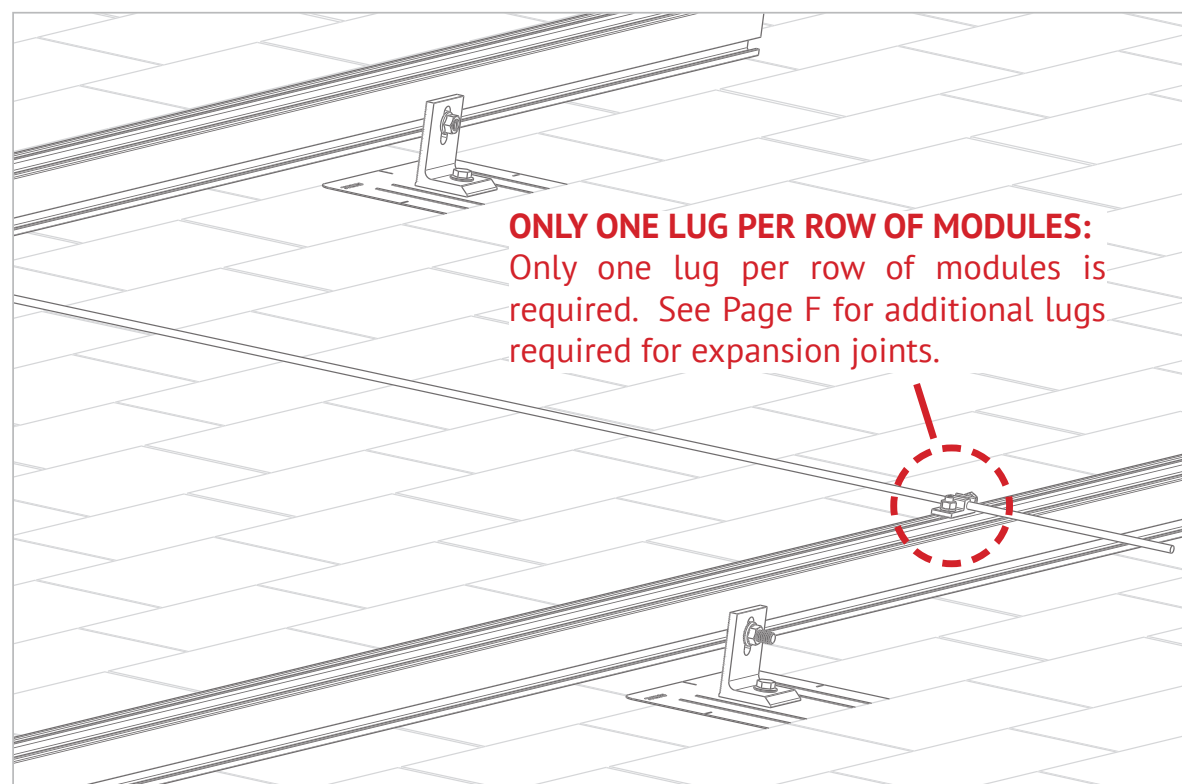
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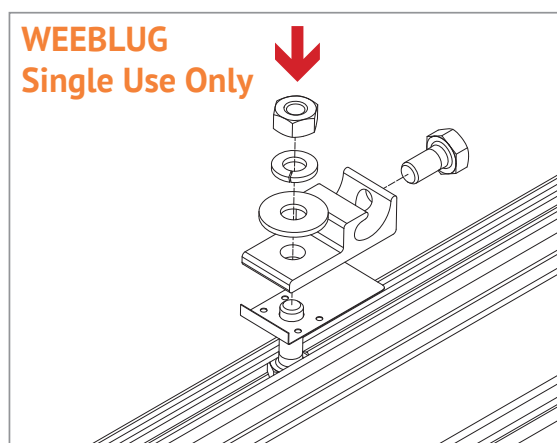
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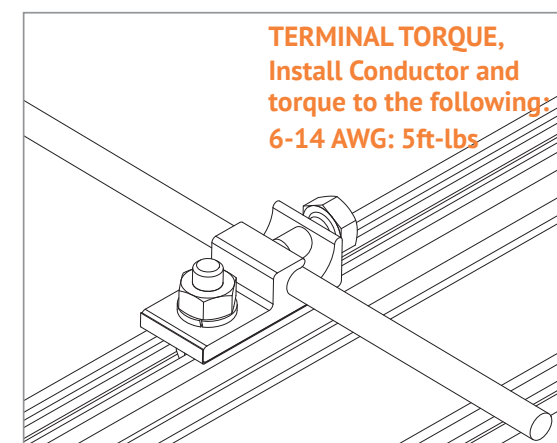




**ONLY ONE LUG PER ROW OF MODULES:**  
Only one lug per row of modules is required. See Page F for additional lugs required for expansion joints.



**WEEBLUG**  
Single Use Only



**TERMINAL TORQUE,**  
Install Conductor and torque to the following:  
6-14 AWG: 5ft-lbs

**WEEBLUG CONDUCTOR - UNIRAC P/N 008002S:**

Apply Anti Seize and insert a bolt in the aluminum rail and through the clearance hole in the stainless steel flat washer. Place the stainless steel flat washer on the bolt, oriented so the dimples will contact the aluminum rail. Place the lug portion on the bolt and stainless steel flat washer. Install stainless steel flat washer, lock washer and nut. Tighten the nut until the dimples are completely embedded into the rail and lug.

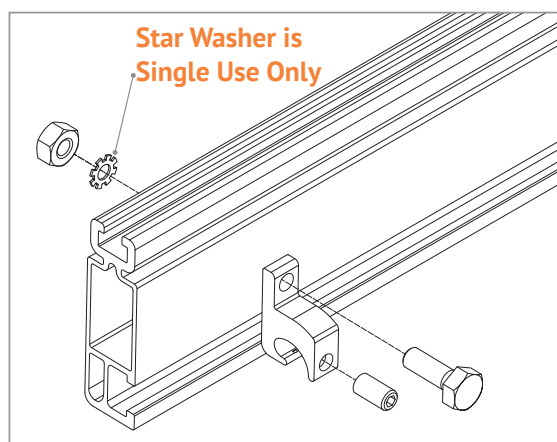
**TORQUE VALUE 10 ft lbs. (See Note on PG. A)**

See product data sheet for more details, Model No. WEEB-LUG-6.7

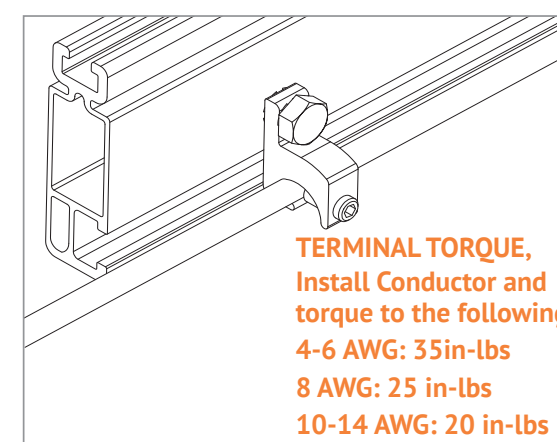
**GROUNDING LUG MOUNTING DETAILS:**

Details are provided for both the WEEB and IlSCO products. The WEEBLug has a grounding symbol located on the lug assembly. The IlSCO lug has a green colored set screw for grounding indication purposes. Installation must be in accordance with NFPA NEC 70, however the electrical designer of record should refer to the latest revision of NEC for actual grounding conductor cable size.

Required if not using approved integrated grounding microinverters



Star Washer is  
Single Use Only



**TERMINAL TORQUE,**  
Install Conductor and torque to the following:  
4-6 AWG: 35in-lbs  
8 AWG: 25 in-lbs  
10-14 AWG: 20 in-lbs

**ILSCO LAY-IN LUG CONDUCTOR - UNIRAC P/N 008009P:** Alternate Grounding Lug - Drill, deburr hole and bolt thru both rail walls per table.

**TORQUE VALUE 5 ft lbs. (See Note on PG. A)**

See ILSCO product data sheet for more details, Model No. GBL-4DBT.

**NOTE: ISOLATE COPPER FROM ALUMINUM CONTACT TO PREVENT CORROSION**

GROUNDING LUG - BOLT SIZE & DRILL SIZE		
GROUND LUG	BOLT SIZE	DRILL SIZE
WEEBLug	1/4"	N/A - Place in Top SM Rail Slot
ILSCO Lug	#10-32	7/32"

- Torque value depends on conductor size.
- See product data sheet for torque value.

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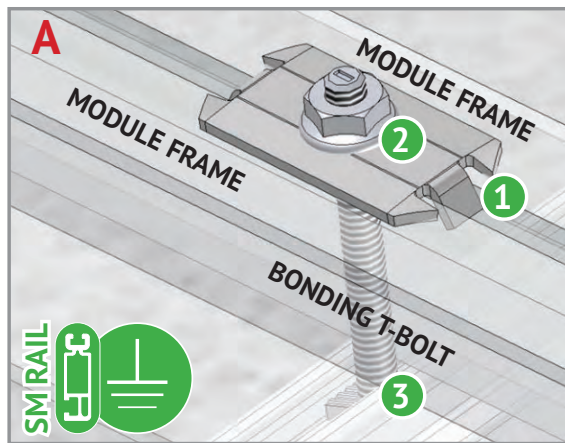
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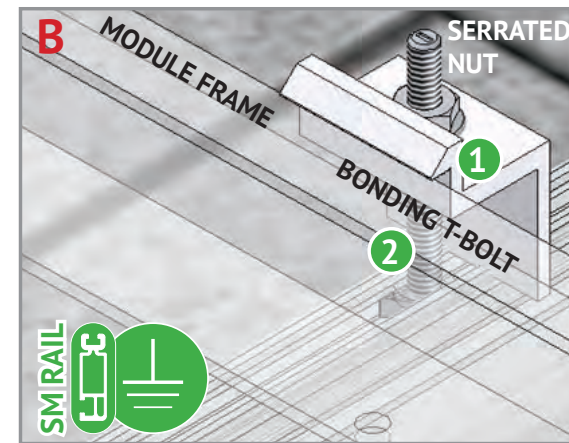
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### BONDING MIDCLAMP ASSEMBLY

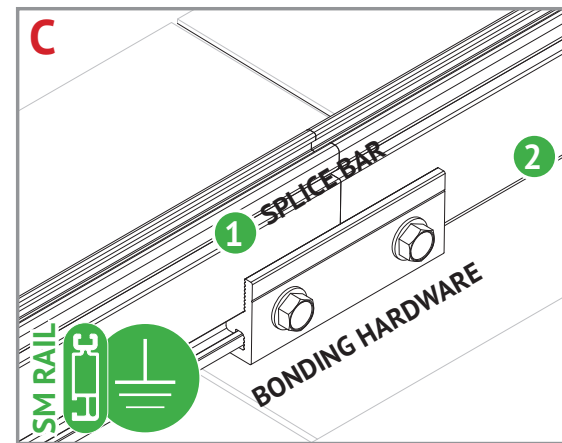
- 1 Stainless steel Midclamp points, 2 per module, pierce module frame anodization to bond module to module through clamp.
- 2 Serrated flange nut bonds stainless steel clamp to stainless steel T-bolt
- 3 Serrated T-bolt head penetrates rail anodization to bond T-bolt, nut, clamp, and modules to grounded SM rail.



### ENDCLAMP ASSEMBLY

- 1 Serrated flange nut bonds aluminum Endclamp to stainless steel T-bolt
- 2 Serrated T-bolt head penetrates rail anodization to bond T-bolt, nut, and Endclamp to grounded SM rail

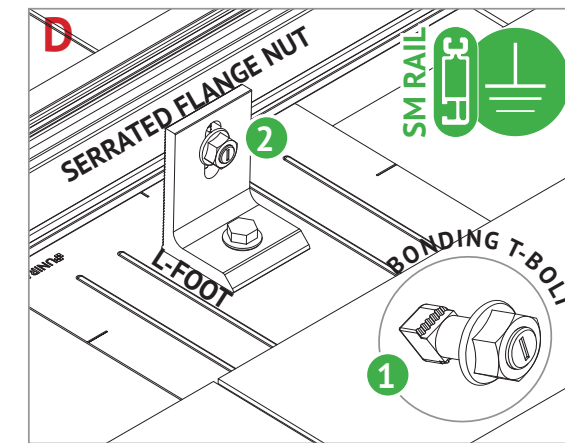
Note: End clamp does not bond to module frame.



### BONDING RAIL SPLICE BAR

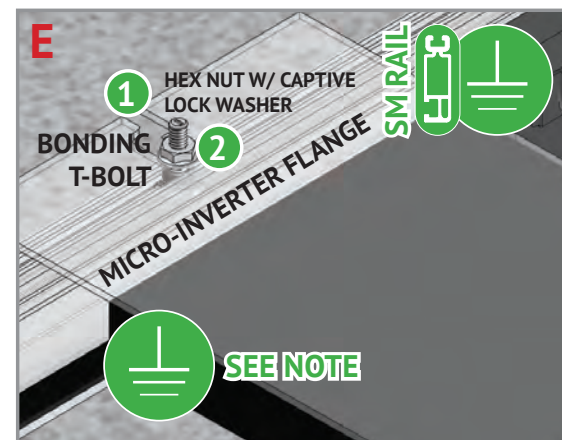
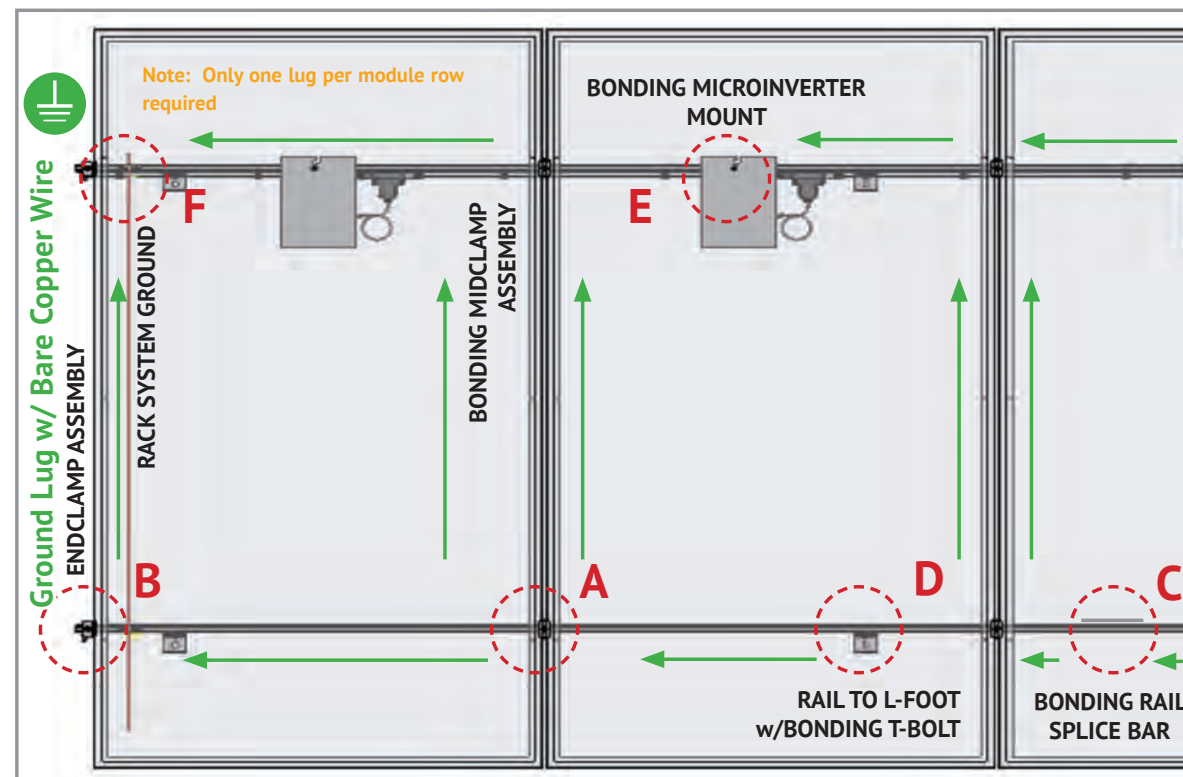
- 1 Bonding Hardware creates bond between splice bar and each rail section
- 2 Aluminum splice bar spans across rail gap to create rail to rail bond. Rail on at least one side of splice will be grounded.

Note: Splice bar and bolted connection are non-structural. The splice bar function is rail alignment and bonding.



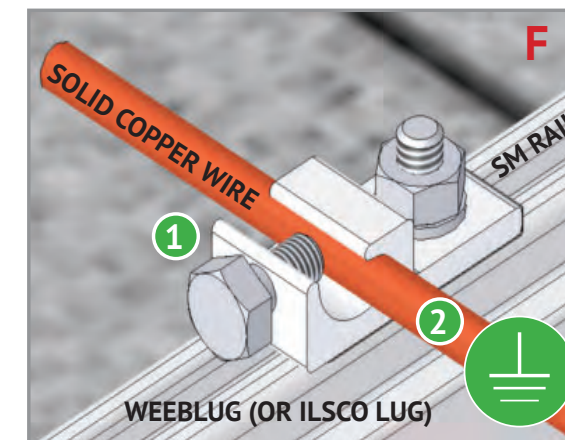
### RAIL TO L-FOOT w/BONDING T-BOLT

- 1 Serrated flange nut removes L-foot anodization to bond L-Foot to stainless steel T-bolt
- 2 Serrated T-bolt head penetrates rail anodization to bond T-bolt, nut, and L-foot to grounded SM rail



### BONDING MICROINVERTER MOUNT

- 1 Hex nut with captive lock washer bonds metal microinverter flange to stainless steel T-bolt
  - 2 Serrated T-bolt head penetrates rail anodization to bond T-bolt, nut, and L-foot to grounded SM rail
- System ground including racking and modules may be achieved through the trunk cable of approved microinverter systems. See page J for details



### RACK SYSTEM GROUND

- 1 Weeb washer dimples pierce anodized rail to create bond between rail and lug
- 2 Solid copper wire connected to lug is routed to provide final system ground connection.

NOTE: IlSCO lug can also be used when secured to the side of the rail. See page K for details

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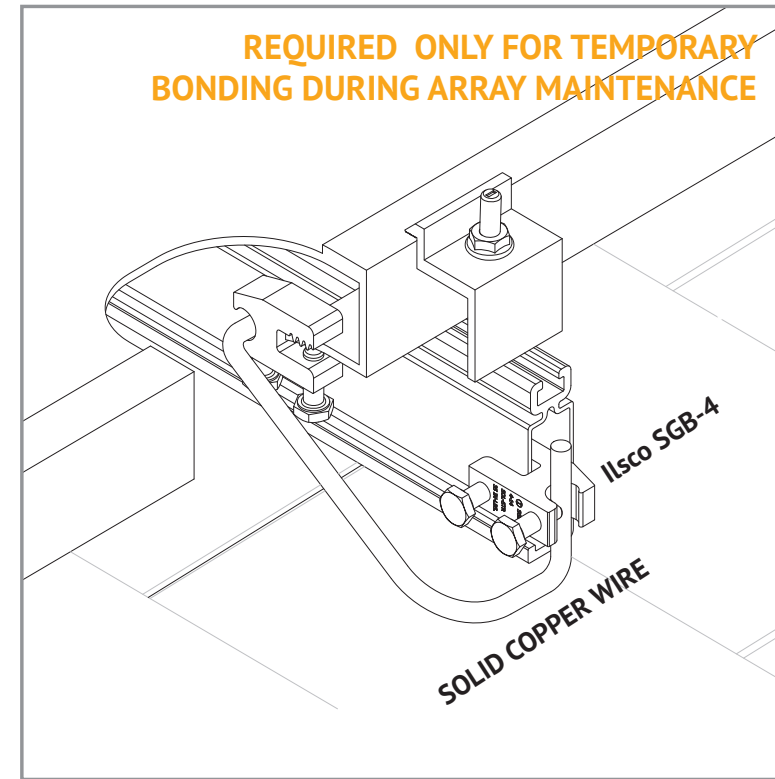
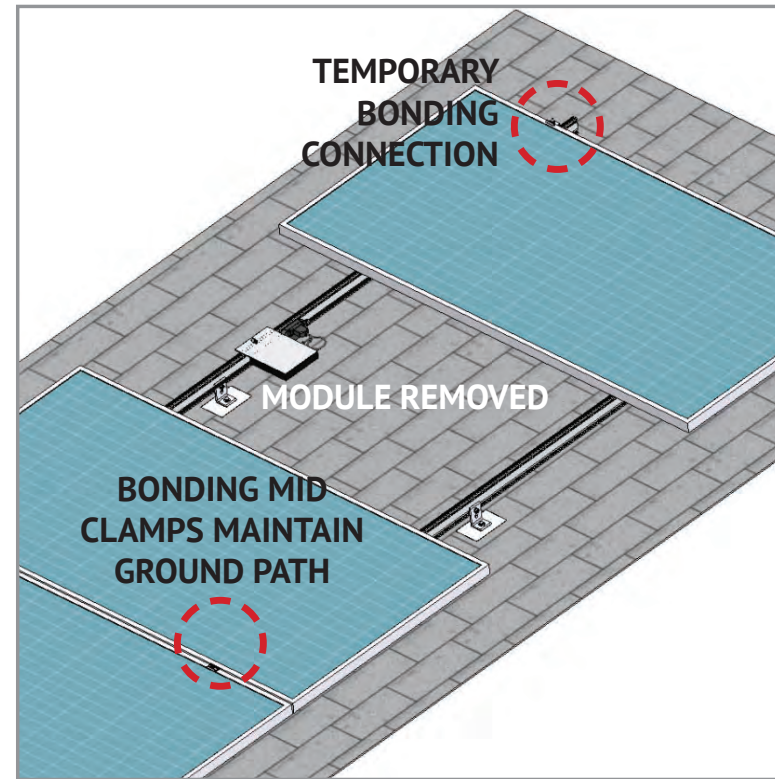
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### TEMPORARY BONDING CONNECTION DURING ARRAY MAINTENANCE

When removing modules for replacement or system maintenance, any module left in place that is secured with a bonding Midclamp will be properly grounded. If a module adjacent to the end module of a row is removed or if any other maintenance condition leaves a module without a bonding mid clamp, a temporary bonding connection must be installed as shown

- Attach IlSCO SGB4 to wall of rail
- Attach IlSCO SGB4 to module frame
- Install solid copper wire jumper to IlSCO lugs

### ELECTRICAL CONSIDERATIONS

SOLARMOUNT is intended to be used with PV modules that have a system voltage less than or equal to that allowable by the NEC. For standard system grounding a minimum 10AWG, 105°C copper grounding conductor should be used to ground a 1000 VDC system, according to the National Electric Code (NEC). It is the installer's responsibility to check local codes, which may vary. See below for interconnection information.

### INTERCONNECTION INFORMATION

There is no size limit on how many SOLARMOUNT & PV modules can be mechanically interconnected for any given configuration, provided that the installation meets the requirements of applicable building and fire codes.

### GROUNDING NOTES

The installation must be conducted in accordance with the National Electric Code (NEC) and the authority having jurisdiction. Please refer to these resources in your location for required grounding lug quantities specific to your project.

The grounding / bonding components may overhang parts of the array so care must be made when walking around the array to avoid damage.

Conductor fastener torque values depend on conductor size. See product data sheets for correct torque values.

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PV INSTALLATION PROFESSIONAL  
Scott Gurney  
#PV-011719-015866

CONTRACTOR:  
BRS FIELD OPS  
385-498-6700

### Electrical Bonding and Grounding Test Modules

The list below is not exhaustive of compliant modules but shows those that have been evaluated and found to be electrically compatible with the SOLARMOUNT system.

Manufacture	Module Model / Series
Aionrise	AION60G1, AION72G1
Aleo	P-Series & S-Series
Aptos Solar	DNA-120-(MF/BF)10-xxxW DNA-120-MF10 DNA-120-(MF/BF)23 DNA-144-(MF/BF)23 DNA-120-(MF/BF)26 DNA-144-(MF/BF)26 DNA-108-(MF/BF)10-xxxW
Astronergy	CHSM6612 M, M/HV CHSM6612P Series CHSM6612P/HV Series CHSM72M-HC CHSM72M(DG)/F-BH
Auxin	AXN6M610T AXN6P610T AXN6M612T AXN6P612T
Axitec	AC-xxx(M/P)/60S, AC-xxx(M/P)/72S AC-xxxP/156-60S AC-xxxMH/120(S/V/SB/VB) AC-xxxMH/144(S/V/SB/VB)
Boviet	BVM6610, BVM6612
BYD	P6K & MHK-36 Series
Canadian Solar	CS1(H/K/U/Y)-MS CS3K-(MB/MB-AG/MS/P/P HE/PB-AG) CS3L-(MS/P) CS3N-MS CS3U-(MB/MB-AG/MS/P/P HE/PB/PB-AG) CS3W-(MS/MB-AG/P/P-PB-AG) CS3Y-MB-AG

Manufacture	Module Model / Series
Canadian Solar (cont.)	CS5A-M CS6K-(M/MS/MS AllBlack/P/P HE) CS6P-(M/P) CS6R-MS CS6U-(M/P/P HE) CS6W-(MS/MB-AG) CS6X-P, CSX-P ELPS CS6(A/P)-MM
Centrosolar America	C-Series & E-Series
CertainTeed	CT2xxMxx-01, CT2xxPxx-01, CTxxxMxx-01 CTxxxPxx-01, CTxxxMxx-02, CTxxxMxx-03 CTxxxMxx-04, CTxxxHC11-04
Eco Solargy	Orion 1000 & Apollo 1000
EMMVEE	ExxxP72-B ExxxM72-B ExxxH CM120-B
ET Solar	ET AC Module, ET Module ET-M772BH520-550WW/WB
First Solar	FS-6XXX(A) FS-6XXX(A)-P, FS-6XXX(A)-P-I
Flextronics	FXS-xxxBB
Freedom Forever	FF-MP-BBB-xxx, FF-MP1-BBB-xxx
FreeVolt	PVGraf
GCL	GCL-P6 & GCL-M6 Series
Hansol	TD-AN3, TD-AN4 UB-AN1, UD-AN1
Hanwha SolarOne	HSL 60

Manufacture	Module Model / Series
Heliene	36M, 36P 60M, 60P, 72M & 72P Series 144HC M6 144HC M10 SL Bifacial
HT-SAAE	HT60-156M-C HT60-156M(V)-C HT72-156(M/P) HT72-156P-C, HT72-156P(V)-C HT72-156M(PDV)-BF, HT72-156M(PD)-BF HT72-166M, HT72-18X
Hyperion Solar	HY-DH108P8(B), HY-DH108N8B HY-DH144P8
Hyundai	KG, MG, RW, TG, RI, RG, TI, KI, HI Series HiA-SxxxHG, HiD-SxxxRG(BK), HiS-S400PI HiS-SxxxYH(BK) HiS-SxxxXG(BK) HiN-SxxxXG(BK)
ITEK	iT-SE Series
Japan Solar	JPS-60 & JPS-72 Series
JA Solar	JAM54S31 xxx/MR JAM72D30MB, JAM78D10MB JAM72S30 /MR JAP6 60-xxx JAM6(K)-60/xxx, JAP6(k)-72-xxx/4BB JAP72S##-xxx/** JAP6(k)-60-xxx/4BB, JAP60S##-xxx/** JAM6(k)-72-xxx/**, JAM72S##-xxx/** JAM6(k)-60-xxx/**, JAM60S##-xxx/** i. ##: 01, 02, 03, 09, 10 ii. **: SC, PR, BP, HiT, IB, MW, MR ** = Backsheet, ## Cell technology

- Unless otherwise noted, all modules listed above include all wattages and specific models within that series. Variable wattages are represented as "xxx"
- Items in parenthesis are those that may or may not be present in a compatible module's model ID
- Slashes "/" between one or more items indicates that either of those items may be the one that is present in a module's model ID
- The frame profile must not have any feature that might interfere with the bonding devices that are integrated into the racking system
- Use with a maximum over current protection device OCPD of 30A
- **Listed models can be used to achieve a Class A fire system rating for steep slope applications. See page 30**

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PV INSTALLATION PROFESSIONAL  
Scott Gurney  
#PV-011719-015866

CONTRACTOR:  
BRS FIELD OPS  
385-498-6700

### Electrical Bonding and Grounding Test Modules

The list below is not exhaustive of compliant modules but shows those that have been evaluated and found to be electrically compatible with the SOLARMOUNT system.

Manufacture	Module Model / Series	Manufacture	Module Model / Series	Manufacture	Module Model / Series	
Jinko	JKM & JKMS Series JKMxxxM-72HL-V JKMxxxM-72HL4-(T)V JKMxxxM-72HLM-TV JKMxxxM-7RL3-V JKMxxxM-72HL4-TV	Maxeon	SPR-MAX3-xxx-COM	Prism Solar	P72 Series, P72X-xxx	
Kyocera	KD-F & KU Series	Meyer Burger	Meyer Burger Black, Meyer Burger White Meyer Burger Glass	Q.Cells	Plus, Pro, Peak, G3, G4, Peak G5(SC) , G6+(SC)(AC), G7, G8(+), Plus, Pro, Peak L-G2, L-G4, L-G5 Peak L-G5, L-G6, L-G7, L-G8(BFF) Q.PEAK DUO( BLK)-G6+ Q.PEAK DUO BLK-G6+/TS Q.PEAK DUO (BLK)-G7 Q.PEAK DUO L-(G7/G7.1/G7.2/G7.3/G7.7) Q.PEAK DUO (BLK) G8(+) Q.PEAK DUO L-(G8/G8.1/G8.2/G8.3) Q.PEAK DUO L-G8.3 (BFF/BFG/BGT) Q.PEAK DUO (BLK) ML-G9(+) Q.PEAK DUO XL-(G9/G9.2/G9.3) Q.PEAK DUO XL-G9.3/BFG Q.PEAK DUO-G10+ Q.PEAK DUO BLK G10(+) Q.PEAK DUO BLK G10+ /AC Q.PEAK DUO (BLK) ML-G10(a)(+) Q.PEAK DUO BLK ML-G10+ / t Q.PEAK DUO XL-(G10/G10.2/G10.3/G10.c/ G10.d) Q.PEAK DUO XL-G10.3/BFG Q.PEAK DUO XL-G10.d/BFG Q.PEAK DUO XL-(G11.2/G11.3) Q.PEAK DUO XL-G11.3/BFG	
LA Solar	LSxxxHC(166) LSxxxBL LSxxxHC	Mission Solar Energy	MSE Mono, MSE Perc MSExxx(SR8T/SR8K/SR9S/SX5T) MSExxx(SX5K/SX6W)			
LG Electronics	LGxxx(E1C/E1K/N1C/N1K/N2T/N2W/S1C/ S2W/Q1C/Q1K)-A5 LGxxx(A1C/M1C/M1K/N1C/N1K/Q1C/Q1K/ QAC/QAK)-A6 LGxxxN2W-B3 LGxxxN2T-B5 LGxxxN1K-B6 LGxxx(N1C/N1K/N2T/N2W)-E6 LGxxx(N1C/N1K/N2W/S1C/S2W)-G4 LGxxxN2T-J5 LGxxx(N1K/N1W/N2T/N2W)-L5 LGxxx(M1C/N1C/Q1C/Q1K)-N5 LGxxx(N1C/N1K/N2W/Q1C/Q1K)-V5 LGxxxN3K-V6	Mitrex	Mxxx-L3H, Mxxx-I3H			
	LONGi	LR4-60(HPB/HPH) LR4-72(HPH) LR6-60 LR6-60(BK/HPB/HPH/HV/PB/PE/PH) LR6-72 LR6-72(BK/HV/PB/PE/PH) RealBlack LR4-60HPB RealBlack LR6-60HPB	Mitsubishi		MJE & MLE Series	
		Phono Solar	NE Solar		NESE xxx-72MHB-M10 NESE xxx-60MH-M6	
			Panasonic		Peimar	SGxxxM (FB/BF) SMxxxM
					PSxxxM1-20/U PSxxxM1H-20/U PSxxxM1-20UH PSxxxM1H-20UH PSxxxM4(H)-24/TH PSxxxM1-20/UH PSxxxM1H-20/UH PSxxxM-24/T PSxxxMH-24/T PSxxxM-24/TH PSxxxMH-24/TH	

- Unless otherwise noted, all modules listed above include all wattages and specific models within that series. Variable wattages are represented as "xxx"
- Items in parenthesis are those that may or may not be present in a compatible module's model ID
- Slashes "/" between one or more items indicates that either of those items may be the one that is present in a module's model ID
- The frame profile must not have any feature that might interfere with the bonding devices that are integrated into the racking system
- Use with a maximum over current protection device OCPD of 30A
- **Listed models can be used to achieve a Class A fire system rating for steep slope applications. See page 30**

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PV INSTALLATION  
PROFESSIONAL

Scott Gurney  
#PV-011719-015866

CONTRACTOR:  
BRS FIELD OPS  
385-498-6700

### Electrical Bonding and Grounding Test Modules

The list below is not exhaustive of compliant modules but shows those that have been evaluated and found to be electrically compatible with the SOLARMOUNT system.

Manufacture	Module Model / Series
REC	RECxxxAA (BLK/Pure/Pure-R) RECxxxNP (N-PEAK) RECxxxNP2 (Black) RECxxxNP3 Black RECxxxPE, RECxxxPE72 RECxxxTP, RECxxxTP72 RECxxxTP2(M/BLK2) RECxxxTP2S(M)72 RECxxxTP3M (Black) RECxxxTP4 (Black)
Renesola	All 60-cell modules
Risen	RSM Series, RSM110-8-xxxBMDG
SEG Solar	SEG-xxx-BMD-HV SEG-xxx-BMD-TB
S-Energy	SN72 & SN60 Series
Seraphim	SEG-(6PA/6PB/6MA/6MA-HV/6MB/E01/E11) SRP-(6QA/6QB) SRP-xxx-6MB-HV, SRP-320-375-BMB-HV, SRP-xxx-BMC-HV, SRP-390-450-BMA-HV, SRP-xxx-BMZ-HV, SRP-390-405-BMD-HV
Sharp	NU-SA & NU-SC Series
Silfab	SLA-M, SLA-P, SLG-M, SLG-P & BC Series SIL-xxx(BG/BK/BL/HC/HC+/HL/HM/HN/ML/ NL/NT/NX/NU)
Solar4America	S4Axxx-108MH10BB, S4Axxx-72MH5BB

Manufacture	Module Model / Series
SolarEver USA	SE-166*83-xxxM-120N SE-182*91-xxxM-108N
Solaria	PowerXT-xxxR-(AC/PD/BD) PowerXT-xxxC-PD PowerXT-xxxR-PM (AC) PowerX-400R
Solartech	STU HJT, STU PERC & Quantum PERC
SolarWorld	Sunmodule Protect, Sunmodule Plus/Pro
Sonali	SS-M-360 to 390 Series SS-M-390 to 400 Series SS-M-440 to 460 Series SS-M-430 to 460 BiFacial Series
Sun Edison	F-Series, R-Series
Suniva	MV Series & Optimus Series (35mm)
Sunmac Solar	M754SH-BB Series
SunPower	AC, X-Series, E-Series & P-Series SPR E20 435 COM (G4 Frame) Axxx-BLK-G-AC, SPR-Mxxx-H-AC SPR-Mxxx-H-AC
SunTech	STP, STPXXS - B60/Wnhb
Talesun	TP572, TP596, TP654, TP660 TP672, Hipor M, Smart, TD6172M
Tesla	SC, SC B, SC B1, SC B2, TxxxS, TxxxH
Trina	PA05, PD05, DD05, DD06, DE06, DE09.05 PD14, PE14, DD14, DE14, DE15, DE15V(II) DEG15HC.20(II), DEG15MC.20(II) DEG15VC.20(II), DE18M(II), DEG18MC.20(II) DE19, DEG19C.20

Manufacture	Module Model / Series
TSMC	TS-150C2 CIGSw
Universal Solar	UNI4xx-144BMH-DG UNI5xx-144BMH-DG UNIxxx-108M-BB UNIxxx-120M-BB UNIxxx-120MH
Upsolar	UP-MxxxP, UP-MxxxM(-B)
URECO	D7Kxxx(H7A/H8A), D7Mxxx(H7A/H8A) FAKxxx(C8G/E8G), FAMxxxE7G-BB FAMxxxE8G(-BB), FBKxxxM8G F6MxxxE7G-BB FBMxxxMFG-BB
Vikram	Eldora, Somera, Ultima PREXOS VSMDHT.60.AAA.05 PREXOS VSMDHT.72.AAA.05
Vina	VNS-72M1-5-xxxW-1.5, VNS-72M3-5-xxxW-1.5, VNS-144M1-5-xxxW-1.5, VNS-144M3-5-xxxW-1.5, VNS-120M3-5-xxxW-1.0
VSUN	VSUNxxx-60M-BB, VSUNxxx-72MH VSUN4xx-144BMH VSUN4xx-144BMH-DG VSUN5xx-144BMH-DG VSUNxxx-108M-BB VSUNxxx-120M-BB VSUNxxx-120BMH VSUNxxx-132BMH VSUNxxx-108BMH
Waaree	Ahnay Series Bi-33 Arka Series WSMDi

- Unless otherwise noted, all modules listed above include all wattages and specific models within that series. Variable wattages are represented as "xxx"
- Items in parenthesis are those that may or may not be present in a compatible module's model ID
- Slashes "/" between one or more items indicates that either of those items may be the one that is present in a module's model ID
- The frame profile must not have any feature that might interfere with the bonding devices that are integrated into the racking system
- Use with a maximum over current protection device OCPD of 30A
- **Listed models can be used to achieve a Class A fire system rating for steep slope applications. See page 30**

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PV INSTALLATION PROFESSIONAL  
Scott Gurney  
#PV-011719-015866

CONTRACTOR:  
BRS FIELD OPS  
385-498-6700

### Electrical Bonding and Grounding Test Modules

The list below is not exhaustive of compliant modules but shows those that have been evaluated and found to be electrically compatible with the SOLARMOUNT system.

Manufacture	Module Model / Series
Winaico	WST & WSP Series
Yingli	YGE & YLM Series
Yotta Energy	YSM-B450-1
ZNShine	ZXM6-72 Series, ZXM6-NH144 ZXM6-NHLDD144 ZXM7-SH108 Series

- Unless otherwise noted, all modules listed above include all wattages and specific models within that series. Variable wattages are represented as "xxx"
- Items in parenthesis are those that may or may not be present in a compatible module's model ID
- Slashes "/" between one or more items indicates that either of those items may be the one that is present in a module's model ID
- The frame profile must not have any feature that might interfere with the bonding devices that are integrated into the racking system
- Use with a maximum over current protection device OCPD of 30A
- **Listed models can be used to achieve a Class A fire system rating for steep slope applications. See page 30**

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# Descriptive Report and Test Results

**MASTER CONTRACT:** 266909  
**REPORT:** 70131735  
**PROJECT:** 80136577

**MASTER CONTRACT:** 266909  
**REPORT:** 70131735  
**PROJECT:** 80136577

**Page No:** 2  
**Date Issued:** August 12, 2022

Models:	<b>SM</b>	-	<b>SOLARMOUNT</b> Flush-to-Roof is an extruded aluminum rail PV racking system that is installed parallel to the roof in landscape or portrait orientations.
	ULA	-	Unirac Large Array is a ground mount system using the SolarMount (SM) platform for the bonding and grounding of PV modules.

### Solarmount

The system listed is designed to provide bonding/grounding, and mechanical stability for photovoltaic modules. The system is secured to the roof with the L-Foot components through the roofing material to building structure. Modules are secured to the racking system with stainless steel or aluminum mid clamps and Aluminum end clamps. The modules are bonded to the racking system with the stainless-steel bonding mid clamps with piercing points. The system is grounded with 10 AWG copper wire to bonding/grounding lugs. Fire ratings of Class A with Type 1, 2, 3 (with metallic frame), 4 (with trim), 5 (with trim), 10(with metallic frame), 19, 22, 25, 29, or 30 for steep slope. Tested at 5" interstitial gap which allows installation at any stand-off height.

The grounding of the system is intended to comply with the latest edition of the National Electrical Code, to include NEC 250 & 690. Local codes compliance is required, in addition to national codes. All grounding/bonding connections are to be torqued in accordance with the Installation Manual and the settings used during the certification testing for the current edition of the project report.

The system may employ optimizers/micro-inverters and used for grounding when installed per installation instructions.

### UL 2703 Mechanical Load ratings:

Module Area up to 22.2 sq ft	
Downward Design Load (lb/ft <sup>2</sup> )	113.5
Upward Design Load (lb/ft <sup>2</sup> )	50.7
Down-Slope Load (lb/ft <sup>2</sup> )	16.13

Module Area up to 27.12 sq ft	
Downward Design Load (lb/ft <sup>2</sup> )	33.9
Upward Design Load (lb/ft <sup>2</sup> )	33.9
Down-Slope Load (lb/ft <sup>2</sup> )	16.5

### Test Loads:

Module Area up to 22.2 sq ft	
Downward Load (lb/ft <sup>2</sup> )	170.20
Upward Load (lb/ft <sup>2</sup> )	76.07
Down-Slope Load (lb/ft <sup>2</sup> )	24.2

Module Area up to 27.12 sq ft	
Downward Design Load (lb/ft <sup>2</sup> )	50.85
Upward Design Load (lb/ft <sup>2</sup> )	50.85
Down-Slope Load (lb/ft <sup>2</sup> )	24.75

**Edition 1:** September 20, 2017; Project 70131735 - Irvine  
 Prepared By: Michael Hoffnagle  
 Authorized By: Michael Hoffnagle

**Edition 19:** July 29, 2022; Project 80129816 - Irvine  
 Prepared By: Michael Hoffnagle  
 Authorized By: Michael Hoffnagle

**Edition 20:** August 12, 2022; Project 80136577 - Irvine  
 Prepared By: Michael Hoffnagle  
 Authorized By: Michael Hoffnagle

Report pages reissued

- Contents:
- Certificate of Compliance - Pages 1 to 6
  - Supplement to Certificate of Compliance - Pages 1 to 3
  - Description and Tests - Pages 1 to 27
  - Att1 Installation Manual SM– Pages 1 to 38
  - Att2 Schematics SM/ULA– Pages 1 to 72
  - Att3 Installation Manual ULA– Pages 1 to 22
  - Att4 RM5\_Installation Guide - 1 to 19
  - Att5 RMDT\_Installation Guide - 1 to 20
  - Att6 RM series schematics – 1 to 32
  - Att7 Installation Manual, GFT Shared Rail – Pages 1 to 41
  - Att8 Installation Manual, GFT 4-Rail – Pages 1 to 40
  - Att9 GFT Schematics – Pages 1 to 45
  - Att10 NXT Horizon Installation Manual – Pages 1 to 23
  - Att11 Schematics NXT Horizon – Pages 1 to 27

### PRODUCTS

- CLASS - C531302 - POWER SUPPLIES - PHOTOVOLTAICS-PV Racking and clamping systems
- CLASS - C531382 - POWER SUPPLIES - PHOTOVOLTAICS-PV Racking and clamping systems - Certified to US Standards

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34 Bunsen, Irvine, CA, U.S.A. 92618  
 Telephone: 949.733.4300 1.800.463.6727 Fax: 949.733.4320 www.csagroup.org



1403 N. Research Way  
 Orem, UT 84097

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PV INSTALLATION  
 PROFESSIONAL  
 Scott Gurney  
 #PV-011719-015866

CONTRACTOR:  
 BRS FIELD OPS  
 385-498-6700

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**SM and ULA markings**

The following markings appear on the rail by adhesive label:

1. Submitter's name and/or CSA Master Contract number "266909";
2. Model designation;
3. Manufacturing date;
4. System fire class rating/designation of information location in Installation Manual;
5. Design load rating/designation of information location in Installation Manual;

The following markings appear on the Mid clamp by stamping:

1. Submitter's name and/or CSA Master Contract number "266909";
2. CSA mark
3. Mil ID for factory location

**Nameplate adhesive label material approval information:**

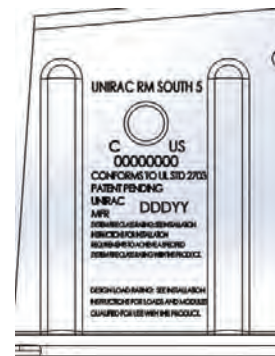
SATO AMERICA INC, SF401 DuraMark Polyester, MH48415 - Printing Materials – Component, UL 969-Marking and Labeling Systems

**RM 5 South and RM DT markings**

The following markings appear on the ballast bay by permanent stamping:

1. Submitter's name and/or CSA Master Contract number "266909";
2. Model designation;
3. Manufacturing date;
4. System fire class rating/designation of information location in Installation Manual;
5. Design load rating/designation of information location in Installation Manual;

UNIRAC RM SOUTH 5  
 CONFORMS TO UL STD 2703  
 PATENT PENDING  
 UNIRAC MFR DDDYY



SYSTEM FIRE CLASS RATING: SEE INSTALLATION INSTRUCTIONS FOR INSTALLATION REQUIREMENTS TO ACHIEVE A SPECIFIED SYSTEM FIRE CLASS RATING WITH THIS PRODUCT.  
 DESIGN LOAD RATING: SEE INSTALLATION INSTRUCTIONS FOR LOADS AND MODULES QUALIFIED FOR USE WITH THIS PRODUCT.

**Nameplate adhesive label material approval information:**

Markings applied via permanent stamping to bay.

1. The system does not employ a maximum number of modules that can be installed per system.
2. Module Orientation:
  - a. SM & ULA - Portrait or Landscape
  - b. RM5 & DT – Landscape
  - c. GFT – Portrait
  - d. NXT Horizon - Portrait or Landscape
3. The system was evaluated for use with modules up to:
  - a. SM & ULA – 27.12 sq ft
  - b. RM5 & DT – 27.76 sq ft
  - c. GFT - Portrait - 27.12 sq ft
  - d. NXT Horizon – 27.76 sq ft
4. See Table 1 for customer supplied information for SM
5. See Table 2 for customer supplied information for ULA
6. See Table 3 for customer supplied information for RM
7. See Table 4 for customer supplied information for GFT
8. See Table 5 for customer supplied information for NXT Horizon
9. See the attached installation manual for each model installation instructions, and system drawings.

The critical components identified below may be formed at other locations and shipped directly to the construction site provided they are made with the material/coatings identified and conform to the physical dimensions described and shown in their respective illustrations. Physical specimens may not be present at the location where the CSA mark is applied. Location of markings can be found in the Marking section of this report.

Table 1

MODULE RACKING SYSTEM TYPE/S	
Model	SM
Module Fire Type .....	Class A with Type 1, 2, 3 (with metallic frame), 4 (with trim), 5 (with trim), 10 (with metallic frame), 19, 22, 25, 29, or 30 for steep slope. Tested at 5” interstitial gap, the rating obtained for a 5-inch (127 mm) gap can be used for any other gaps allowed by the mounting instructions, per section 15 of UL 2703
Max branch circuit overcurrent-protection device (A)	30
IDENTIFICATION OF COMPONENTS AND MATERIALS	
End Clamp .....	M101XX Rev. H Extruded Aluminum : 6005A-T61, 6351-T5, 6061-T6, 6005-T5, 6105-T5
End Clamp Assembly .....	M500XX Rev. C, (M50060 – M50071) Extruded Aluminum : 6005A-T61, 6351-T5, 6061-T6, 6005-T5, 6105-T5
Bonding Mid Clamp .....	M6065X, Rev A and M6065X, Rev F 300 Series Stainless Steel



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PV INSTALLATION PROFESSIONAL  
 Scott Gurney  
 #PV-011719-015866

CONTRACTOR:  
 BRS FIELD OPS  
 385-498-6700

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Mid-Clamp Assembly.....	M500XX Rev. E, (M50077 –M50082) Extruded Aluminum: 6005A-T61, 6351-T5, 6061-T6, 6005-T5, 6105-T5																								
End-Clamp Assembly.....	M60630 Rev. F Extruded Aluminum per ASTM B221-08: 6005A-T61, 6061-T6 and 18-8 Stainless Steel or 316 Stainless Steel																								
Mid-Clamp Assembly.....	M60640 Rev. B – Mill finish or SKU 302030M M60645 Rev. B – Anodized finish or SKU 302030D Extruded Aluminum per ASTM B221-08: 6005A-T6, 6061-T6, or 6351-T5 and 300 Series Stainless Steel and 316 Stainless Steel																								
End-Clamp Assembly.....	P30602125 Rev. D, Rev. E  Extruded Aluminum per ASTM B221-08: 6005A-T61 or 6061-T6, 6063-T6 and 300 Series Stainless Steel.																								
Mid-Clamp Assembly.....	P30601225 Rev. C, Rev. D  Extruded Aluminum per ASTM B221-08: 6063-T6 and 300 Series Stainless Steel.																								
T-Bolt Serrated .....	M3020X Rev. A, Rev. D, Rev. D3, Rev. E 300 Series Stainless Steel																								
T-Bolt Non-Serrated.....	M3018X, Rev. G 300 Series Stainless Steel Suitable for use ONLY on mil-finish rails, such as: <ul style="list-style-type: none"> <li>• M10001 (SM1 rail, item 008A)</li> <li>• M10154-1 (SM2 rail, item 008B)</li> </ul>																								
SM Rail.....	M10001, Rev D Extruded Aluminum: 6005A-T61, 6351-T5, 6061-T6, 6005-T5, 6105-T5; Mil-Finish																								
SM Rail.....	M10154, Rev D Extruded Aluminum: 6005A-T61, 6351-T5, 6061-T6, 6005-T5, 6105-T5; Finish per table: -1 = Mil; as fabricated M12 -2 = Clear; Anodize Type II A-21 clear -3 = Black, Anodize Type II A-24 black																								
SM Heavy Duty Rail .....	M10XXX, Rev D Extruded Aluminum per ASTM B221-08: 6005A-T61, 6351-T5, 6061-T6, 6005-T5 and 6105-T5; Finish per table: <table border="1"> <thead> <tr> <th colspan="3">PART TABLE</th> </tr> <tr> <th>Part Number</th> <th>LENGTH</th> <th>FINISH</th> </tr> </thead> <tbody> <tr> <td>M10098</td> <td>144 in</td> <td>AA-M12</td> </tr> <tr> <td>M10099</td> <td>168 in</td> <td>AA-M12</td> </tr> <tr> <td>M10100</td> <td>204 in</td> <td>AA-M12</td> </tr> <tr> <td>M10106</td> <td>240 in</td> <td>AA-M12</td> </tr> <tr> <td>M10011</td> <td>360 in</td> <td>AA-M12</td> </tr> <tr> <td>M10015</td> <td>336 in</td> <td>MINIMUM AA-M12C2A21</td> </tr> </tbody> </table>	PART TABLE			Part Number	LENGTH	FINISH	M10098	144 in	AA-M12	M10099	168 in	AA-M12	M10100	204 in	AA-M12	M10106	240 in	AA-M12	M10011	360 in	AA-M12	M10015	336 in	MINIMUM AA-M12C2A21
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SM Light Rail.....	M101XX, Rev A Extruded Aluminum per ASTM B221-08: 6005A-T61 and 6061-T6; Finish per table: <table border="1"> <thead> <tr> <th colspan="6">PART TABLE</th> </tr> <tr> <th>PART NUMBER</th> <th>LBS</th> <th>LENGTH #.125</th> <th>WIDTH</th> <th>HEIGHT</th> <th>FINISH</th> </tr> </thead> <tbody> <tr> <td>M10181</td> <td>6.88</td> <td>168 in</td> <td>.778"</td> <td>1.700"</td> <td>AAMA M12 AS FABRICATED</td> </tr> <tr> <td>M10182</td> <td>6.88</td> <td>168 in</td> <td>.778"</td> <td>1.700"</td> <td>AAMA M12C2A24 BLACK 0.1 MIL MIN</td> </tr> <tr> <td>M10183</td> <td>9.94</td> <td>240 in</td> <td>.778"</td> <td>1.700"</td> <td>AAMA M12 AS FABRICATED</td> </tr> <tr> <td>M10184</td> <td>9.94</td> <td>240 in</td> <td>.778"</td> <td>1.700"</td> <td>AAMA M12C2A24 BLACK 0.1 MIL MIN</td> </tr> </tbody> </table>	PART TABLE						PART NUMBER	LBS	LENGTH #.125	WIDTH	HEIGHT	FINISH	M10181	6.88	168 in	.778"	1.700"	AAMA M12 AS FABRICATED	M10182	6.88	168 in	.778"	1.700"	AAMA M12C2A24 BLACK 0.1 MIL MIN	M10183	9.94	240 in	.778"	1.700"	AAMA M12 AS FABRICATED	M10184	9.94	240 in	.778"	1.700"	AAMA M12C2A24 BLACK 0.1 MIL MIN
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Splice Bar, 4".....	M103XX, Rev. B Extruded Aluminum : 6005A-T61, 6351-T5, 6061-T6, 6005-T5, 6105-T5																																				
BND Splice Bar Pro Series SM.....	P28205001, Rev. B Material is extruded aluminum per ASTM B221-08:6005A-T61, 6351-T5, 6061-T6, 6005-T5 and 6105-T5; Finish per table: <table border="1"> <thead> <tr> <th colspan="6">ASSEMBLY TABLE</th> </tr> <tr> <th>FINISH</th> <th>SKU #</th> <th>ASSY NUMBER</th> <th>ITEM 1 - SPLICE</th> <th>ITEM 2 - SCREW</th> <th>WEIGHT</th> </tr> </thead> <tbody> <tr> <td>MILL</td> <td>30319M</td> <td>P28205005M</td> <td>P28205001M</td> <td>M30009</td> <td>.223 LB</td> </tr> <tr> <td>DARK</td> <td>30319D</td> <td>P28205005D</td> <td>P28205001D</td> <td>M30010</td> <td>.223 LB</td> </tr> </tbody> </table>	ASSEMBLY TABLE						FINISH	SKU #	ASSY NUMBER	ITEM 1 - SPLICE	ITEM 2 - SCREW	WEIGHT	MILL	30319M	P28205005M	P28205001M	M30009	.223 LB	DARK	30319D	P28205005D	P28205001D	M30010	.223 LB												
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Serrated L-Foot.....	M10175, Rev G Extruded Aluminum : 6005A-T61, 6351-T5, 6061-T6  P28405002-002, Rev. C Finish per table: <table border="1"> <thead> <tr> <th colspan="4">PART TABLE</th> </tr> <tr> <th>Part Number</th> <th>LENGTH</th> <th>FINISH</th> <th>WEIGHT</th> </tr> </thead> <tbody> <tr> <td>P28405002-002M</td> <td>2.000 in</td> <td>AA M12 AS FABRICATED</td> <td>.215 LB</td> </tr> <tr> <td>P28405002-002D</td> <td>2.000 in</td> <td>AA M12C2A24 BLACK 0.1 MIL MIN</td> <td>.215 LB</td> </tr> <tr> <td>P28405002-002C</td> <td>2.000 in</td> <td>MAKE FROM P28405002-288D, REV-A; ANODIZE NOT REQUIRED ON FABRICATION EDGES</td> <td>.215 LB</td> </tr> </tbody> </table>	PART TABLE				Part Number	LENGTH	FINISH	WEIGHT	P28405002-002M	2.000 in	AA M12 AS FABRICATED	.215 LB	P28405002-002D	2.000 in	AA M12C2A24 BLACK 0.1 MIL MIN	.215 LB	P28405002-002C	2.000 in	MAKE FROM P28405002-288D, REV-A; ANODIZE NOT REQUIRED ON FABRICATION EDGES	.215 LB																
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	EcoFasten Solar 004050X Aluminum: 6000 Series, Finish: X= M – Mill Finish Aluminum D – Anodize Black Type 2, Class 2 per AAMA 611-12																																				
	P28503006, Rev. E COMP ASSEMBLY FLASHLOC Cast Aluminum, A380 Mill or Black finish, see drawings																																				
	P28503025, Rev. B ASSEMBLY FLASHLOC DTD Cast Aluminum, A380 Mill or Black finish, see drawings																																				



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Serrated nut.....	EcoFasten Solar, N-FL 375-16X335 UNI 18-8 Stainless Steel or 304 Stainless Steel										
Nut, Flange Serrated.....	M30211 Stainless Steel, Black Oxide										
Nut, Flange Serrated.....	M30380 300 Series Stainless Steel										
T-bolt, Serrated.....	M31156 300 Series Stainless Steel										
Washer, Flat, RET.....	M31160 PVC Plastic										
Washer NEOP.....	M31161 Neoprene										
Screw, Self Drill.....	M31162 300 Series Stainless Steel										
Nut, Keps 0.25.....	M31163 300 Series Stainless Steel										
Nylon-Insert Lock Nut, 0.25-20.....	M30360 316 Stainless Steel										
K-Lock Nut, 0.25-20.....	M31159 18-8 Stainless Steel										
Nut, Flange Serrated.....	M31184 300 Series Stainless Steel										
Tri Drive Nut serrated	M38018 18-8 Stainless Steel										
Micro-inverter T-Bolt.....	M50085 300 Series Stainless Steel										
MLPE Mount.....	M51538 Rev. C Extruded Aluminum with Stainless Steel Bond Pin & Serrated Flange Nut ETL file 5003705										
SM Trim.....	M110XX Rev. C Extruded Aluminum per ASTM B221-08: 6005A-T61, 6351-T5, 6061-T6, 6005-T5 and 6105-T5; Finish per table :										
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M11030	AA-M12C22A24 BLACK 0.1 MIL MIN										
M11031	AA-M12										
Micro-Inverter.....	Enphase, M215, M250, IQ6 or IQ6+ Aluminum mounting bracket attached to electronics enclosure										

Optimizer.....	Solar Edge, P300, P320, P400, or P405, P600, P700, P730, P800p or P800s Aluminum mounting bracket attached to electronics enclosure.
N-S Clip.....	M60013 8AWG or Equivalent solid copper wire, 300 stainless steel spring force clips
Ground lug.....	Burndy WEEB-LUG-6.7 Tin Plated Copper, Stainless Steel Bonding Insert UL467 Listed Intertek 3098177
Ground lug.....	IlSCO Lay in Lug GBL-4DBT Tin-plated copper with stainless steel torque screw; Ground wire 4-14 AWG UL467 Listed UL File E34440
Ground lug.....	IlSCO SGB-4 lug 6061 Aluminum, Tin Plated UL467 Listed UL File E34440
Label.....	SATO AMERICA INC, SF401 DuraMark Polyester, MH48415 - Printing Materials – Component, UL 969- Marking and Labeling Systems
Installation Manual.....	2022JUL21 SM Installation Guide

Table 2

MODULE RACKING SYSTEM TYPE/S			
Model	ULA using SM Platform		
ULA Front Cap.....	M50400 (Assembly of Doghouse and Slider) 6105-T5 Aluminum		
ULA Rear Cap.....	M50420 (Assembly of Doghouse and Slider) 6105-T5 Aluminum		
ULA Aluminum 2 Inch Doghouse ...	M10920, Rev. C Material is extruded aluminum per ASTM B221-08:6005A-T61, 6351-T5, 6061-T6, 6005-T5 and 6105-T5;		

TABLE			
Part Number	LENGTH	LENGTH_TOL	3/8-16 HOLES
M40400	4.125 in	+/--.063	YES
M10920	288	+/--.125	NONE



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# FLASHLOC™ DUO

THE MOST VERSATILE DIRECT TO DECK ATTACHMENT



**FLASHLOC™ DUO** is the most versatile direct to deck and rafter attachment for composition shingle and rolled comp roofs. The all-in-one mount installs fast — no kneeling on hot roofs to install flashing, no prying or cutting shingles, no pulling nails. Simply drive the required number of screws to secure the mount and inject sealant into the base. **FLASHLOC's** patented TRIPLE SEAL technology preserves the roof and protects the penetration with a permanent pressure seal. Kitted with two rafter screws, sealant and hardware for maximum convenience (deck screws sold separately). Don't just divert water, **LOC it out!**



### PROTECT THE ROOF

Install a high-strength waterproof attachment without lifting, prying or damaging shingles.

APRIL2021\_FLASHLOCDUO\_V1



### LOC OUT WATER

With an outer shield **1** contour-conforming gasket **2** and pressurized sealant chamber **3** the Triple Seal technology delivers a 100% waterproof connection.



### HIGH-SPEED INSTALL

Simply drive the required number of screws and inject sealant into the port **4** to create a permanent pressure seal.

# FLASHLOC™ DUO

INSTALLATION GUIDE



### PRE-INSTALL: CLEAN SURFACE AND MARK LOCATION

Ensure existing roof structure is capable of supporting the roof attachment point loads stated in the racking system engineering specifications. Clean roof surface of dirt, debris, snow and ice.

Snap chalk lines for attachment rows. On shingle roofs, snap lines 1/4" below upslope edge of shingle course. This line will be used to align the upper edge of the mount.

**NOTE:** Space mounts per racking system installation specifications.



### STEP ONE: SECURE

**ATTACHING TO A RAFTER:** Place FLASHLOC DUO over rafter location with sealant port on up-slope side and align upper edge of mount with horizontal chalk line. Secure mount with the two (2) provided rafter screws. **BACKFILL ALL PILOT HOLES WITH SEALANT.**

**ATTACHING TO SHEATHING:** Place FLASHLOC DUO over desired location with sealant port on up-slope side and align upper edge of mount with horizontal chalk line. Secure mount with the two (2) provided rafter screws. Next, secure mount with four (4) deck screws by drilling through the FLASHLOC DUO deck mount hole locations. Unirac recommends using a drill as opposed to an impact gun to prevent over-tightening or stripping roof sheathing.

**IMPORTANT:** SECURELY ATTACH MOUNT BUT DO NOT OVERTIGHTEN SCREWS.



### STEP TWO: SEAL

Insert tip of UNIRAC approved sealant into port and inject until sealant exits vent. Follow sealant manufacturer's instructions. Follow sealant manufacturer's cold weather application guidelines, if applicable.

**NOTE:** When FLASHLOC DUO is installed over gap between shingle tabs or vertical joints, fill gap/joint with sealant between mount and upslope edge of shingle course.

**CUT SHINGLES AS REQUIRED:** DO NOT INSTALL THE FLASHLOC SLIDER ACCROSS THICKNESS VARIATIONS GREATER THAN 1/8" SUCH AS THOSE FOUND IN HIGH DEFINITION SHINGLES.

**NOTE:** If an exploratory hole falls outside of the area covered by the sealant, flash hole accordingly.  
**NOTE:** Read and comply with the Flashloc Duo Design & Engineering Guide prior to design and installation of the system.



USE ONLY UNIRAC APPROVED SEALANTS. PLEASE CONTACT UNIRAC FOR FULL LIST OF COMPATIBLE SEALANTS.

Continue array installation. Refer to SOLARMOUNT or NXT HORIZON Installation Guide for the remaining system installation.

**FASTER INSTALLATION. 25-YEAR WARRANTY.**

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702

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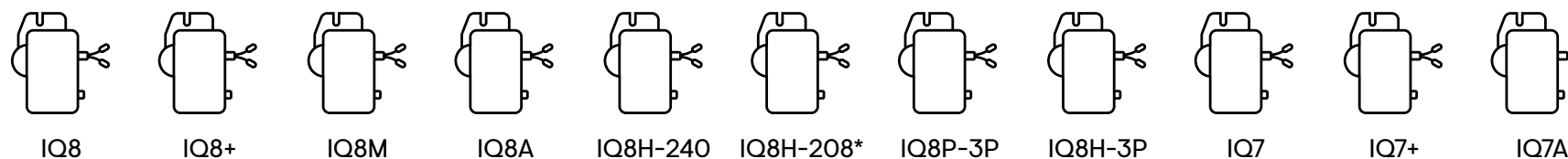
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**Temperature range**

RECORD LOW    RECORD HIGH  
-27            -    34            °C



\* IQ8H-208 support split phase, 208V only.

**SEG-400-BMD-HV**



✓ Compatible    (✗) Not compatible

**Notice**

Modules paired with Enphase microinverters with Integrated Ground must use PV Wire or PV Cable that is compliant with NEC 690.35(D) for Ungrounded PV Power Systems. When using this solar panel calculator, do not connect an Enphase microinverter to a module that the calculator indicates is incompatible. Doing so may void the warranty. This calculator only shows the compatibility of the modules with Enphase microinverters and doesn't provide any information on clipping that may occur due to sizing and other DC parameters of the PV module. Enphase IQ Series microinverters are compatible with bi-facial PV modules if the temperature adjusted electrical parameters (maximum power, voltage and current) of the modules, considering the electrical parameters including the Bifacial gain, are within the allowable microinverter input parameters range. In evaluating the amount of Bifaciality gain, follow the recommendations of the module manufacturers.

V2-NA-EN-08-18

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# SOLAR PANEL INFORMATION

(Fill out completely. Incomplete forms will be returned and have a longer processing time.)

Please do not refer to drawing or spec sheets for information required below.

Please submit the following information for Zoning Approval of Solar Panel project:

Ground or roof mount installation: Roof Mount

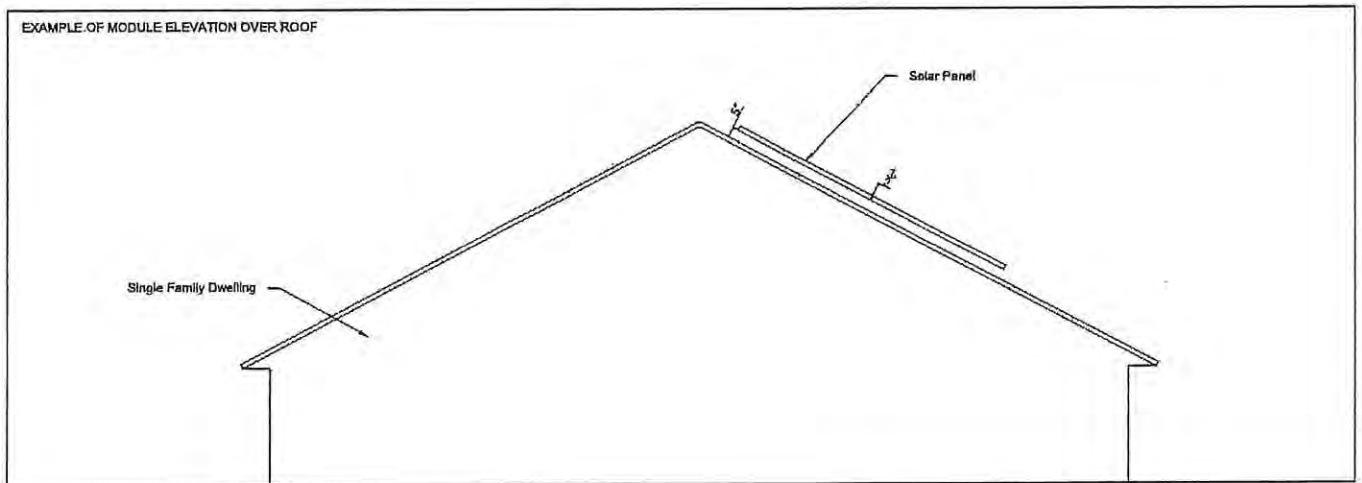
Number of modules: 16

Dimensions of module (in inches): 72 x 40 x 1

Cost of project: 5846.26

Distance from roof plane to bottom of module: 3 in

(Note: A detail of distance showing dimension is required. Please see example.)



September 14, 2023

To: Blue Raven Solar  
1403 North Research Way, Building J  
Orem, UT. 84097

Subject: Certification Letter  
Broadhurst Residence  
987 Theodore Rd  
Awendaw, SC. 29429

To Whom It May Concern,

A jobsite observation of the condition of the existing framing system was performed by an audit team of Blue Raven Solar as a request from Domus Structural Engineering. All review is based on these observations and the design criteria listed below and only deemed valid if provided information is true and accurate.

On the above referenced project, the roof structural framing has been reviewed for additional loading due to the installation of the solar PV addition to the roof. The structural review only applies to the section of the roof that is directly supporting the solar PV system and its supporting elements. The observed roof framing is described below. If field conditions differ, contractor to notify engineer prior to starting construction.

The roof structures of (MP1&2) consist of composition shingle on roof plywood that is supported by pre-manufactured trusses that are spaced at @ 24" o.c.. The top chords, sloped at 27 degrees, are 2x4 sections, the bottom chords are 2x4 sections and the web members are 2x4 sections. The truss members are connected by steel gusset plates. The max unsupported projected horizontal top chord span is approximately 7'-0".

The existing roof framing systems of (MP1&2) are judged to be adequate to withstand the loading imposed by the installation of the solar panels. No reinforcement is necessary.

The spacing of the solar standoffs should be kept at 18" o.c. for landscape and 12" o.c. for portrait orientation, with a staggered pattern to ensure proper distribution of loads.

The scope of this report is strictly limited to an evaluation of the fastener attachment, underlying framing and supporting structure only. The attachment's to the existing structure are required to be in a staggered pattern to ensure proper distribution of loading. All panels, racking and hardware shall be installed per manufacturer specifications and within specified design limitations. All waterproofing shall be provided by the manufacturer. Domus Structural Engineering assumes no responsibility for misuse or improper installation of the solar PV panels or racking.

Design Criteria:

- Applicable Codes = 2018 IBC/IRC, ASCE 7-16
- Roof Dead Load = 7 psf (MP1&2)
- Roof Live Load = 20 psf
- Wind Speed = 142 mph (Vult), Exposure C
- Ground Snow Load = 5 psf - Roof Snow Load = 3.5 psf
- Attachment: 6 - #12 Wood Screws into wood decking, at spacing shown above.

Please contact me with any further questions or concerns regarding this project.

Sincerely,

John Calvert, P.E.  
Project Engineer



Digitally signed by John A.  
Calvert  
Date: 2023.09.14 17:09:08  
-06'00'

**Gravity Loading**

Roof Snow Load Calculations		
$p_g$ = Ground Snow Load =	5.0 psf	
$p_f = 0.7 C_e C_t I p_g$		(ASCE7 - Eq 7-1)
$C_e$ = Exposure Factor =	1	(ASCE7 - Table 7-2)
$C_t$ = Thermal Factor =	1	(ASCE7 - Table 7-3)
$I$ = Importance Factor =	1	
$p_f$ = Flat Roof Snow Load =	3.5 psf	
$p_s = C_s p_f$		(ASCE7 - Eq 7-2)
$C_s$ = Slope Factor =	1	
<b><math>p_s</math> = Sloped Roof Snow Load =</b>	<b>3.5 psf</b>	

PV Dead Load = 3 psf (Per Blue Raven Solar)	
DL Adjusted to 27 Degree Slope	3.37 psf
PV System Weight	
Weight of PV System (Per Blue Raven Solar)	3.0 psf
X Standoff Spacing =	1.00 ft
Y Standoff Spacing =	3.04 ft
Standoff Tributary Area =	3.04 sft
<b>Point Loads of Standoffs</b>	<b>9 lb</b>

Note: PV standoffs are staggered to ensure proper distribution of loading

Roof Live Load = 20 psf	
Note: Roof live load is removed in area's covered by PV array.	

Roof Dead Load (MP1&2)		
Composition Shingle	4.00	
Roof Plywood	2.00	
2x4 Top Chords @ 24"o.c.	0.73	
Vaulted Ceiling	0.00	(Ceiling Not Vaulted)
Miscellaneous	0.27	
<b>Total Roof DL (MP1&amp;2)</b>	<b>7.0 psf</b>	
DL Adjusted to 27 Degree Slope	7.9 psf	



**Wind Calculations**  
Per ASCE 7-16 Components and Cladding

Input Variables	
Wind Speed	142 mph
Exposure Category	C
Roof Shape	Hip Roof
Roof Slope	27 degrees
Mean Roof Height	15 ft
Effective Wind Area	21.3 ft
Ground Elevation	0 ft

Design Wind Pressure Calculations	
$q_h = 0.00256 * K_z * K_{zt} * K_d * K_e * V^2$	(Eq. 26.10-1)
$K_z$ (Exposure Coefficient) = 0.85	(Table 30.3-1)
$K_{zt}$ (topographic factor) = 1.00	(Fig. 26.8-1)
$K_d$ (Wind Directionality Factor) = 0.85	(Table 26.6-1)
$K_e$ (Ground Elevation Factor) = 1.00	
$V$ (Design Wind Speed) = 142 mph	(Fig. 26.5-1A)
Risk Category = II	(Table 1.5-1)
$q_h = 37.25$	

Standoff Uplift Calculations-Portrait				
	Zone 1	Zone 2	Zone 3	Positive
$y_a =$	0.80	0.80	0.80	0.80
$G_{Cp} =$	-1.40	-2.00	-2.00	0.70 (Fig. 30.3)
Uplift Pressure =	-41.7 psf	-59.6 psf	-59.6 psf	20.9 psf (Eq. 29.4-7)
ASD Uplift Pressure =	-25.0 psf	-35.8 psf	-35.8 psf	12.5 psf
X Standoff Spacing =	1.00	1.00	0.67	
Y Standoff Spacing =	3.04	3.04166667	3.04166667	
Tributary Area =	3.04	3.04	2.03	
Dead Load on attachment =	9 lb	9 lb	6 lb	
Footing Uplift (0.6D+0.6W) =	-71 lb	-103 lb	-69 lb	

Standoff Uplift Calculations-Landscape				
	Zone 1	Zone 2	Zone 3	Positive
$y_a =$	0.80	0.80	0.80	0.80
$G_{Cp} =$	-1.40	-2.00	-2.00	0.70 (Fig. 30.3)
Uplift Pressure =	-41.7 psf	-59.6 psf	-59.6 psf	20.9 psf (Eq. 29.4-7)
ASD Uplift Pressure (0.6W)=	-25.0 psf	-35.8 psf	-35.8 psf	12.5 psf
X Standoff Spacing =	1.50	1.50	1.00	
Y Standoff Spacing =	1.75	1.75	1.75	
Tributary Area =	2.63	2.63	1.75	
Dead Load on attachment =	7.88	7.88	5.25	
Footing Uplift (0.6D+0.6W) =	-61 lb	-89 lb	-59 lb	

Standoff Uplift Check	
Maximum Design Uplift =	-103 lb
Standoff Uplift Capacity =	135 lb
135 lb capacity > 103 lb demand <b>Therefore, OK</b>	

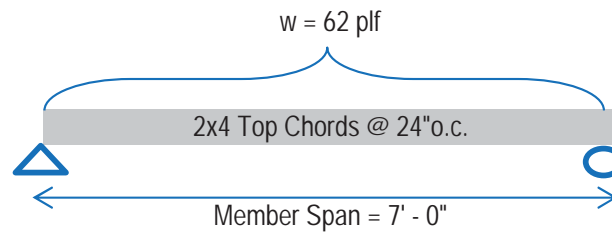
Fastener Capacity Check	
Fastener = 6 - #12 Wood Screws	
Number of Fasteners =	6
Embedment Depth =	0.5
Pullout Capacity Per Screw =	177 lb
Fastener Capacity =	1062 lb
w/ F.S. of 3=	354 lb
354 lb capacity > 103 lb demand <b>Therefore, OK</b>	

**Framing Check  
(MP1&2)**

PASS

Dead Load 7.9 psf  
PV Load 3.4 psf  
Live Load 20.0 psf

Governing Load Combo = DL + LL  
Total Load 31.2 psf



Member Properties				
Member Size	S (in <sup>3</sup> )	I (in <sup>4</sup> )	Lumber Sp/Gr	Member Spacing
2x4	3.06	5.36	DF#2	@ 24"o.c.

Check Bending Stress								
Fb (psi) =	f <sub>b</sub>	x	C <sub>d</sub>	x	C <sub>f</sub>	x	C <sub>r</sub>	(NDS Table 4.3.1)
	900	x	1.25	x	1.5	x	1.15	

Allowed Bending Stress = 1940.6 psi

Maximum Moment =  $(wL^2) / 8$   
= 382.485 ft#  
= 4589.82 in#

Actual Bending Stress = (Maximum Moment) / S  
= 1498.8 psi

Allowed > Actual -- 77.3% Stressed -- Therefore, OK

Check Deflection		
Allowed Deflection (Total Load) =	$L/180$	(E = 1600000 psi Per NDS)
	= 0.466 in	
Deflection Criteria Based on =	Continuous Span	
Actual Deflection (Total Load) =	$(w * L^4) / (185 * E * I)$	
	= 0.164 in	
	$L/513 > L/180$	Therefore OK

Allowed Deflection (Live Load) =	$L/240$	
	0.35 in	
Actual Deflection (Live Load) =	$(w * L^4) / (185 * E * I)$	
	0.105 in	
	$L/800 > L/240$	Therefore OK

Check Shear		
Member Area = 5.3 in <sup>2</sup>	F <sub>v</sub> (psi) = 180 psi	(NDS Table 4A)
Allowed Shear = F <sub>v</sub> * A = 945 lb	Max Shear (V) = w * L / 2 =	219 lb

Allowed > Actual -- 23.2% Stressed -- Therefore, OK

**Lateral Check**

Existing Weight of Effected Building			
Level	Area	Weight (psf)	Weight (lb)
Roof	1828 sf	7.9 psf	14361 lb
Ceiling	1828 sf	6.0 psf	10968 lb
Wood Siding	100 ft	5.0 psf	2000 lb
Int. Walls	100 ft	6.4 psf	2560 lb
Existing Weight of Effected Building			29889 lb

(8'-0" Wall Height)

Proposed Weight of PV System	
Weight of PV System (Per Blue Raven Solar)	3.0 psf
Approx. Area of Proposed PV System	341 sf
Approximate Total Weight of PV System	1023 lb

10% Comparison	
10% of Existing Building Weight (Allowed)	2989 lb
Approximate Weight of PV System (Actual)	1023 lb
Percent Increase	3.4%
2989 lb > 1023 lb, Therefore OK	

## **Appendix A: General Notes**

### **GENERAL**

- The contractor shall verify all dimensions, property setbacks, AHJ/HOA CC&R's, elevations and site conditions before starting work and shall notify Domus Structural Engineering, LLC of any discrepancies.
- All report conclusions represent Domus Structural Engineering, LLC's best professional judgment based upon industry standards.
- Resolve any conflicts on the drawings with Domus Structural Engineering, LLC before proceeding with construction.
- The design criteria used for this project & listed on the first page of the report is based on the engineers best judgement and/or provided by the ATC council. AHJ specific requests may differ. Please contact our team if the design criteria needs to be modified.
- A site visit was not physically conducted by Domus Structural Engineering, LLC. The accompanying calculations and certification are provided with the understanding that the site building and construction standards meet an acceptable level of industry standards. It shall be the contractors responsibility to identify any irregularities such as inconsistent framing conditions, water damage, fire damage, cracked, split or noticeably deflecting framing members.
- Domus Structural Engineering, LLC is not responsible for enforcing safety measures or regulations. The contractor shall design, construct, and maintain all safety devices including shoring and bracing, and shall be solely responsible for conforming to all local, state and federal safety and health standards, laws and regulations. The contractor shall take necessary precautions to maintain and insure the integrity of the structure during construction. If a lawsuit is filed by one of the contractor's or subcontractor's employees, or any one else, the contractor will indemnify, defend and hold the owner and Domus Structural Engineering, LLC harmless of any and all such claims.
- Any and all waterproofing shall be provided by the contractor. Domus Structural Engineering, LLC is not responsible for waterproofing.
- All hardware shall be installed per manufacturer specifications and within specified design limitations. Domus Structural Engineering, LLC assumes no responsibility for incorrectly installed hardware or hardware installed outside of the manufacturer specifications.

### **USER RELIANCE**

- Domus Structural Engineering, LLC was engaged by Blue Raven Solar (Client) to perform this assessment. This report and the information therein, are for the exclusive use of the Client. This report has no other purpose and shall not be relied upon, or used, by any other person or entity without the written consent of Dous Structural Engineering, LLC. Third parties that obtain this report, or the information within shall have no rights of recourse or recovery against Domus Structural Engineering, LLC, it's officers or employees.

### **ROOF MOUNTED ARRAYS**

- If an analysis of a supporting structure is included in our scope of work, the structural assessment only applies to the section of the roof that is directly supporting the proposed solar PV system.
- No structural members can be cut for conduit, etc., unless specifically shown. Obtain prior written approval for installation of any additional conduit, etc.
- It is assumed that a standard quality of construction care was used to construct the original building. It shall be the contractors responsibility to field verify any and all framing member supporting the proposed PV array are in adequate condition. The contractor shall field inspect for sub-standard construction means, signs of dry rot, mold, fire damage, etc. and notify engineer if any compromised material is found on site prior to starting construction.
- It is assumed that there have been no additional loads (HVAC or MEP equipment, additional layers of roofing, etc) added to the building over the course of the structures histroy. The contractor and/or client shall verify this with the property owner and notify Domus Structural Engineering, LLC if additional load has been added to the structure already.
  
- Flexible utility connections must be used at any building seismic joint.
- Care should be taken to ensure that PV arrays do not preclude drainage of rain water.
- Unless otherwise noted, construction material shall be evenly distributed if placed on framed floors or roofs. Loads shall not exceed the allowable loading for the supporting members and their connections.
- All lags or wood screws at the roof shall be stainless steel and installed withing the middle 1/3 of the dimensional width of the framing members.
- All fasteners shall be a minimum of 6" away from any truss panel or hinge joints, truss plates and/or member ends. Field verify location of fasteners prior to starting construction. All fasteners shall be pre-drilled to avoid splitting existing lumber.
  
- Domus Structural Engineering, LLC is not responsible for downslope effects of snow shedding or sliding off of the PV array nor any damage to downslope decks, roofs, walkways, landscaping, automobiles, pets, people, etc.. If snow guards are requested by the customer, notify Domus Structural Engineering, LLC.