



**MEETING AGENDA**  
The City of Beaufort  
**HISTORIC DISTRICT REVIEW BOARD**  
Wednesday, March 12, 2025, 2:00 P.M.  
City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/87859260474?pwd=R1tEhzjALUvvhrA6nAZcDZ6LOof2i5.1>

Password: 089323      Meeting ID: 878 5926 0474      Call in Phone #: 1+929 205 6099

**STATEMENT OF MEDIA NOTIFICATION:** “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

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

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**I. Call to Order:**

**II. Review of Minutes:**

**A. February 12, 2025 Meeting Minutes**

**III. Applications**

**A. 1406 Greene Street, PIN R120 004 000 0241 0000, exterior renovations/alterations**

Applicant: Lekshmi & Landon Poe, Homeowners

The applicant is requesting approval for several exterior renovations/alterations, including roofing, shutters, stucco siding, front door, etc.

**B. 510 Craven Street, PIN R120 004 000 0890 0000, addition**

Applicant: Michael Frederick, Frederick + Frederick Architects

The applicant is requesting approval for a family room addition and partial enclosure of the rear porch.

**IV. Discussion**

**V. Adjournment**



# Historic District Review Board Meeting Minutes – February 12, 2025

## CALL TO ORDER

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0:07

A meeting of the Historic District Review Board was held in-person on Wednesday, February 12, 2025 at 2:00 pm.

## ATTENDEES

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Members in attendance: Mike Sutton (Chair), Grady Woods, (Vice-Chair), Kim Petrella, Rita Wilson, and Eric Berman.

Staff in attendance: Curt Freese, Community Development Director, Jeremy Tate, Meadors Architecture, and Julie A. Bachety, Community Development Administrative Assistant II .

## REVIEW OF MINUTES OF DECEMBER 11, 2024

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0:23

**Motion:** Mr. Woods made a motion to approve the December 11, 2024 minutes as submitted. Mr. Berman seconded the motion. The motion passed unanimously.

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

## ELECTION OF OFFICERS

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1:21

**Motion:** Mr. Woods nominated Kim Petrella for the position of Secretary. All Board members agreed. The motion passed unanimously.

**Motion:** Mr. Woods nominated Eric Berman for the position of the Vice-Chairman. All Board members agreed. The motion passed unanimously.

**Motion:** Mr. Woods nominated Mike Sutton to remain the Chairman. All Board members agreed. The motion passed unanimously.

## **NOMINATION FOR WATERFRONT PARK COMMITTEE 12:33**

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**Motion:** Mr. Berman made a motion to nominate Mike Sutton to sit on the Waterfront Park Committee. Ms. Wilson seconded the motion. The motion passed unanimously.

## **DISCUSSION 17:06**

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Mr. Sutton spoke about the new material study the HRB allowed to be done on the Cuthbert House to use a synthetic porch decking. The project has now been completed, and Mr. Sutton went by last week and took photographs and an inspection. He found it to be everything he hoped it to be. Now it's a test of time. He encouraged the other board members to go take a look at it. The next step for the board is to watch the material over the next couple of years to see how it weathers on a hot day and a wintery cold day.

Mr. Freese asked the board members if they would be interested in a spring or summer training. Mr. Sutton suggested doing a walking tour of projects in Beaufort. Everyone agreed that April or May would be best. Mr. Sutton said a list is put together of what would be good to look at. Mr. Freese will put together an outline of ideas we want to visit (i.e.: new construction that's been recently approved and how it fits the conducts of the neighborhood; how new materials are holding up at Cuthbert House; look at 1401 Duke Street, and properties that have been recently stabilized.

Mr. Freese spoke reminded the board members of the Strategic Plan that has been rescheduled for February 24 – 26. The Chairman has a seat for it. Mr. Sutton said he is not available. Mr. Berman said he can attend Monday and Tuesday.

## **ADJOURNMENT 34:27**

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Mr. Woods made a motion seconded by Ms. Petrella to adjourn. The meeting ended at 2:34 pm.

## **1406 GREENE STREET**

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Discussion/Approval of major  
renovations proposed on the exterior of  
existing residential house  
(non-contributing, ca. 1965)



## Zoning Classification

### CobData

HISTORIC DISTRICT-Preservation Heighborhood

HISTORIC DISTRICT-Conservation Neighborhood

Bladen Street Redevelopment District

Boundary Street Redevelopment District

Retail Overlay (Church & Green Street)

Retail Overlay

### Zoning Districts

LEGACY PUD (LPUD)

- T1
- T3-S
- T3-N
- T4-HN
- T4-N
- T4-NA
- T5-DC
- T5-UC
- T5-UC / RMX
- RMX
- IC
- MH
- LI
- MR





### Flood Zones

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- X

Map navigation controls including a home button, a zoom in (+) button, a zoom out (-) button, a scale bar for 100ft, and a north arrow.

**1406 Greene St** ⋮  
 Beaufort, South Carolina  
 Google Street View  
 Apr 2022 [See more dates](#)



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 38

Beaufort Historic District  
Beaufort County, SC

## List of Noncontributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Greene St., 1102	single dwelling	1955 ca.	1-story frame dwelling	85	NS
Greene St., 1105	single dwelling	1965ca.	1-story brick dwelling	84	NS
Greene St., 1107	single dwelling	1955 ca.	1-1/2 story frame dwelling; possibly old but altered	84	NS
Greene St., 1111	single dwelling	1955 ca.	2-story frame dwelling	84	NS
Greene St., 1203	single dwelling	1970 ca.	1-story brick veneer dwelling	93	NS
Greene St., 1210	multiple dwelling	1985 ca.	1-story stucco multi-family dwelling	94	NS
Greene St., 1214	single dwelling	1990 ca.	1-story frame dwelling	94	NS
Greene St., 1304	single dwelling	1955 ca.	1-story frame dwelling; possibly older but altered	102	NS
Greene St., 1306	single dwelling	1960 ca.	1-story brick veneer dwelling	102	NS
Greene St., 1401	single dwelling	1960 ca.	1-story frame dwelling	109	NS
Greene St., 1403	single dwelling	1960 ca.	1-story frame dwelling	109	NS
* Greene St., 1406	single dwelling	1965 ca.	1-story cmu dwelling	110	NS
Greene St., 1414	single dwelling	1970 ca.	1-story brick veneer dwelling	110	NS
Greene St., 1505	single dwelling	1955 ca.	1-story brick veneer dwelling	117	NS
Greene St., 1507	single dwelling	1960 ca.	1-story frame dwelling	117	NS
Greene St., 1508	single dwelling	1955 ca.	1-story cmu dwelling	118	NS
Hamer St., 87	single dwelling	1980 ca.	1-story frame dwelling	134	NS
Hamer St., 609	single dwelling	1965 ca.	1-story frame dwelling	136	NS
Hamilton St., 808	single dwelling	1965 ca.	1.5 story brick veneer dwelling	15	NS
Hamilton St., 809	single dwelling	1965 ca.	2-story brick dwelling	9	NS
Hancock St., 307	single dwelling	1975 ca.	1-1/2-story brick dwelling	9	NS
Hancock St., 404	single dwelling	1955 ca.	1-story frame ancillary dwelling	16	NS
Hancock St., SE, cor. East	single dwelling	1998 ca.	2-story frame dwelling	10	NS
Harrington St., 807	single dwelling	1960 ca.	1-story frame dwelling	95	NS
Harrington St., 1003	single dwelling	1960 ca.	1-story frame dwelling	93	NS
Harrington St., 1105	commercial	1970 ca.	1-story cmu commercial building now used as a church	92	NS
King St., 304	single dwelling	1960 ca.	1-1/2 story brick dwelling; possibly older but altered	12	NS
King St., 306	single dwelling	1960 ca.	1-story frame dwelling; possibly older but altered	12	NS

X

See continuation sheet 7-39



DEVELOPMENT REVIEW PROCESS
HTRC/PRE-DESIGN CONFERENCE FORM

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

Application Fee: \$0

OFFICE USE ONLY: Date Filed: 1/28/25 Application #: 28218 Zoning District: T4-HN

Historic District? (Y) N Contributing? (Y) N Archeological Survey? (Y) N

HTRC/Pre-Design meetings are informational in nature and are intended to provide applicants guidance through the Beaufort Development Code process. Comments made by Staff are advisory are non-binding and shall not be interpreted as official or formal decisions on the project. Formal comments shall be provided with the Application process.

Schedule: HTRC/Pre-Design Conferences are held every Wednesday at 10:00 a.m. at City Hall (1911 Boundary Street), in the first-floor conference room. The deadline for applications is Wednesday, one week prior to the meeting.

Applicable Projects: A HTRC/Pre-Design Conference is required for all new construction (except detached single-family residences), major subdivisions, and zoning or Code text amendments. It is recommended for change of occupancy, (ex. an office use changing to a restaurant use), and any use involving food service.

Submittal Requirements: All forms and information may be submitted digitally. In addition to a complete application form, applicants are encouraged to submit all possible additional information about a project to convey the complete concept. This may include maps, site plans (to scale or dimensioned) floor plans, elevations, etc.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? [ ] Yes [X] No

Applicant, Property, and Project Information

Applicant Name: Landon Poe

Applicant Address: 911 10th St, Port Royal SC 29935

Applicant E-mail: landonpoe88@gmail.com Applicant Phone Number: 8438017747

Applicant Title: [X] Homeowner [ ] Tenant [ ] Architect [ ] Engineer [ ] Developer [ ] Contractor

Owner (if other than the Applicant):

Owner Address:

Project Name: Saigon with the Wind II

Property Address: 1406 Greene St

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0241 0000 00

Meeting Date Requested: Jan 29 2025



DEVELOPMENT REVIEW PROCESS
HTRC/PRE-DESIGN CONFERENCE FORM

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

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature:

[Handwritten signature]

Date: Jan 26 2025

Required Project Information

Project Name: Saigon with the Wind II

Existing use of Site or Structure: Residential

Proposed use of Site or Structure: No change

Square footage of any proposed construction: No new construction

Provide a brief Project Narrative and outline any specific questions you would like addressed.

Table with 3 columns: Existing, Previous Conceptual Approval, New Proposal. Rows include porch posts, roof, CMU block, and windows.

Table with 2 columns: Additional details, Aesthetic. Rows include Front door, Gas lantern, Porch Fan, and Bermuda shutters.

CONTACT INFORMATION – Application form & supplementary information may be submitted via email:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



**CITY OF BEAUFORT  
HISTORIC REVIEW BOARD  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011 FAX: (843) 986-5606**

**DECISION LETTER**

July 11, 2024

Landon Elliot Poe

Via email: [landonpoe88@gmail.com](mailto:landonpoe88@gmail.com)

**RE: (APP# 27200)**

**1406 Greene Street – Renovation**

Dear Ms. Poe:

On July 10, 2024, the City of Beaufort Historic Review Board (HRB) met to review your application for approval for a renovations of the contributing home located at 1406 Greene Street. The HRB voted to conceptually approve your application with the staff conditions below.

1. Applicant provide a cutsheet showing specific detail on green standing seam metal roof.
2. Applicant to provide a cutsheet for the new front and rear doors.
3. The drawings depict two over one windows, which are different from the existing windows with no vertical muntins. If the applicant is planning to replace all windows, a cutsheet from the window manufacturer must be provided.
4. Reconsider the new wood columns appear too wide and ornate for the building. Staff recommends reducing the size of the columns and simplifying the column caps. Staff also recommends adding a simple column base.
5. Remove the use of tabby as a foundation material.
6. Reconsider the new stucco and siding on the left and right (east and west) facades and how it is applied on the existing CMU and terminates 12' from the front plane. Since the CMU wall is one continuous plane, these new materials would be applied directly to the face of the CMU, leaving the edge as an awkward termination that shows the depth of the siding and cornerboard, skirtboard, and stucco. If the applicant wishes to add the stucco and siding, this should be added around the entirety of the building or not added at all.
7. Reconsider utilizing a new siding material, consider either board and batten siding or lap siding, instead of using both and changing the material on each façade. Please note that lap siding is shown on the elevation drawings, but the note calls out board and batten siding.
8. Applicant to provide typical window head, sill, and jamb details, especially for the windows surrounded by new siding. Staff has concerns that the new casings and sills will be too "flat" on the CMU portions in comparison to the ones in the proposed new siding areas. Staff is

Landon Elliot Poe

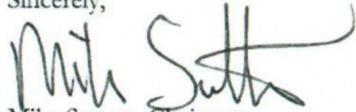
Page 2 of 2

concerned with how the applicant will case the windows in the CMU walls and connect to the existing masonry sills. As drawn, these areas appear as picture framed casing which is not allowed per the Beaufort Code. The windows must have a projecting sill.

9. Applicant appears to be adding Bermuda shutters on two of the left (west) façade windows. Provide a cutsheet for the shutters and note that they must be operable.
10. Applicant depicts exposed rafters around the building that do not currently exist. Applicant to show a typical wall section that shows the new exposed rafters.
11. Applicant to label elevations with cardinal directions.

If you have any questions, feel free to call the Community Development Department at 843-525-7011.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Sutton". The signature is fluid and cursive, with the first name "Mike" and last name "Sutton" clearly distinguishable.

Mike Sutton, Chairman  
Historic District Review Board

cc: file copy



**CITY OF BEAUFORT**  
HTRC – Pre-Design Application Meeting  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011 FAX: (843) 986-5606

### **Meeting Summary**

**Date:** 2/5/2025

**Project Address:** 1406 Greene Street

**Project Narrative:** Discussion on proposal for several exterior house improvements, including roof, shutters, stucco siding, front door, etc.

**Applicant:** Lekshmi Poe (Homeowner)

#### **Synopsis of staff comments:**

- **Planning and Zoning:**
  - Noncontributing Structure
- **Building Codes:**
  - Windows will need to comply with the Energy Code
- **Architecture:**
  - From previous HTRC meeting:
    - 5V crimp roof can be approved but staff strongly recommends either a standing seam mechanical lock metal roof or replacement in-kind of asphalt shingle. Staff supports the example roof at 2302 Simms Street (corner of Bay Street and Ribaut Road).
    - Staff has no objections to keeping the existing metal columns as noted by HBF. Staff does support the replacement of these columns with cedar columns with a simple cap and base. Please note the dimensions and details of the columns in any future submitted drawings.
    - Staff recommends keeping the existing windows where possible, and supports the addition of a storm window for added energy efficiency. If window replacements are preferred, please submit photos of the existing windows to be replaced and describe their conditions/why they warrant replacement. Vinyl windows are not supported, and staff would prefer either a wood or fiberglass product. See the Beaufort Preservation Manual for additional window information.
    - Staff has no objections to the request to enclose the kitchen door and convert the rear bedroom window with a door. Please note the changes in

- plan and elevation drawings.
    - Staff prefers the applicant keep the CMU block and clean and paint the CMU. If the applicant would like to use board and batten, please provide any details such as window sills, casings, cornerboards, skirtboards, siding to soffit connections, etc. Applicant should also note the dimensions of the boards and battens, profiles, specific product cutsheet, etc.
  - Applicant is proposing a snap-lock roof in “Aged Copper” (Patina Green), staff supports the provided roof profile in “smooth panel structure” – provide manufacturer’s details for eave/ridge/hip connections. Staff would like to see a sample of the proposed roof color as the digital image is hard to judge.
  - Applicant is proposing Kolbe Forgent windows – drawings appear to show a2 horizontal lite over 2 horizontal lite pattern. Staff is in support of this, but applicant to note that windows must have exterior SDL grilles with interior spacer bars – spacer bars (GBG) only is not allowed in the historic district.
  - Staff does not support the proposed idea to install 3x3 galvanized steel beams as columns on the front porch – this is not appropriate for the Beaufort historic district and especially not on a residential structure, regardless of age. Staff recommends either keeping the existing columns or reverting back to the 6x6 cedar columns, which staff had previously supported.
  - Applicant is proposing white smooth stucco, Staff is in support
  - Staff supports the Bermuda shutter selection. Staff recommends the shutters be painted. Transparent finish sapele, in Beaufort’s environment, will require constant maintenance to keep the shutters in good condition. A painted shutter will last longer and be easier to maintain.
  - The proposed front door is not in keeping with the style of the house nor with Beaufort’s Historic District. Staff recommends the applicant select another design that is consistent with the district and style of the house. Also, the hammered steel entry door handle set seems at odds with the mid-century modern house.
  - As a simple recommendation, staff recommends selecting a different fan and lantern. Applicant seems to be going for a more modern, simplistic design, and would recommend a simple rectangular lantern and fan without the cage.
  - Staff does not support gas lanterns on buildings and recommends the light be the electric version. Gas lanterns historically were not used on residences but rather were used for street lighting.
  - Staff does not support staining the exposed soffit eaves and rafters as this is not consistent with other structures in the district. Staff recommends painting these features.
- **HBF:**
    - Retain the midcentury narrative- windows, cmu, porch columns

**Applicant’s Next Steps:** Apply for March 12<sup>th</sup> HRB hearing, have documentation ready by February 28<sup>th</sup> to meet the March 12<sup>th</sup> deadline.

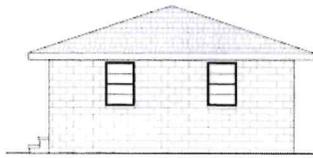
Be advised that this letter is given as a courtesy to applicants and may not contain all project guidelines. For a complete history of the meeting, please request the audio recording. Please refer to the *Beaufort Code* for applicable sections. If there are any changes to the project, not discussed in this meeting, you

will need to return to a HTRC – Pre-Design meeting.

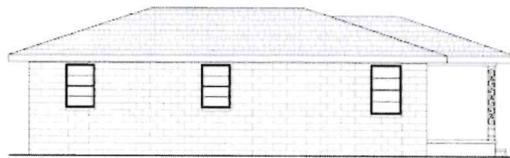
If you have any questions, feel free to call the Community Development Department at (843) 525-7014.  
Thank you for your patience and cooperation during the review process.

Sincerely,  
City of Beaufort Community Development

1406 Greene St **Current State**



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



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



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



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

WHITE WOOD 1 X 2 / 1 X 2  
SINGLE PANE WINDOWS

YELLOW PAINTED  
EXPOSED CMU  
BLOCK

WHITE DECORATIVE  
ALUMINIUM PORCH  
PILLARS (rusted)

ASPHALT SHINGLE ROOF

SHEET  
4  
OF  
5

PROJECT:  
1406 GREENE ST.  
BEAUFORT,  
SOUTH CAROLINA

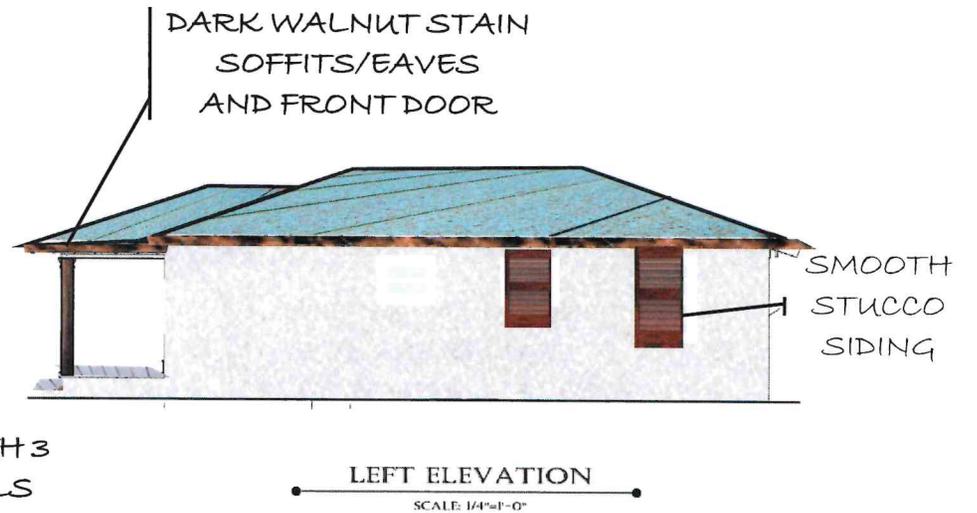
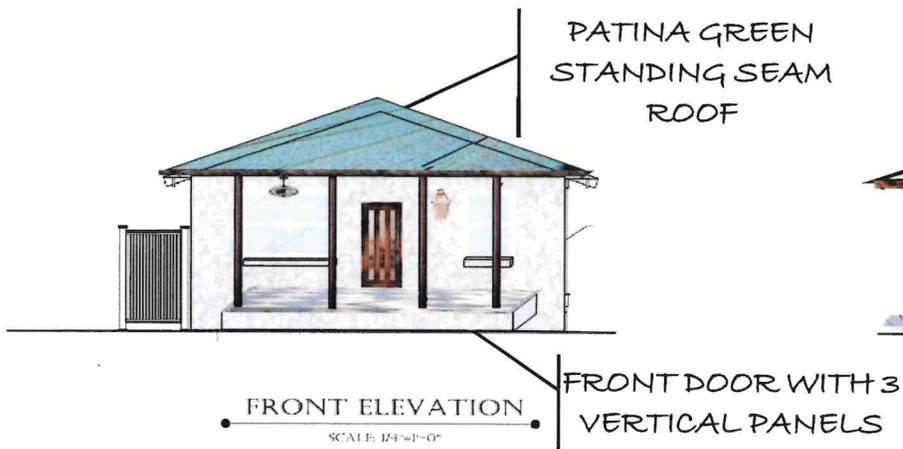
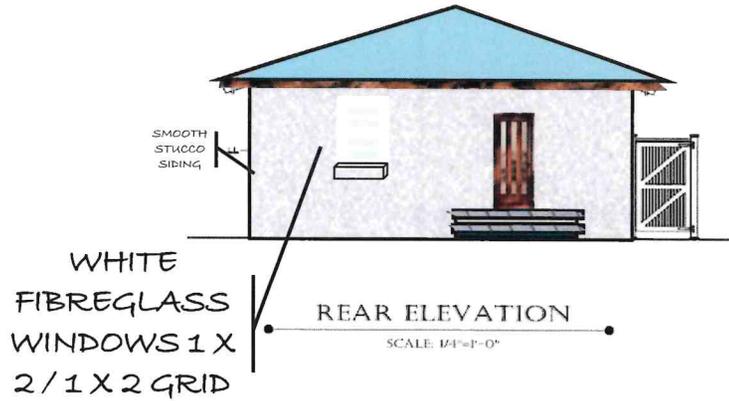
DATE: 5/20/24  
DRAWN BY: JHE  
CHECKED BY:

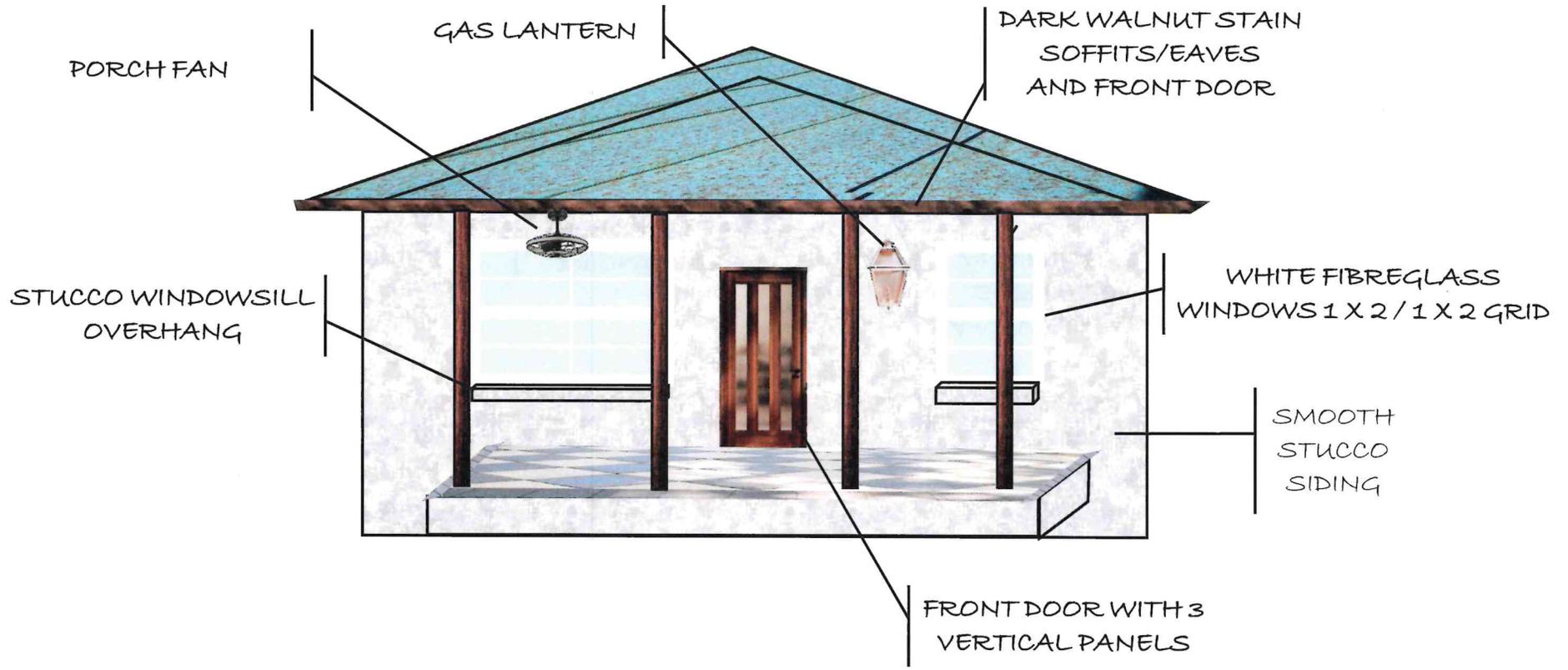
DRAWING TITLE:  
ELEVATIONS

DRAWING NUMBER:  
A200



Updated Proposal 1/26/2025





# Patina Green Standing Seam Roof



## MATERIALS

24 gauge steel



all measurements and thicknesses are nominal

## SPECIFICATIONS

16" nominal coverage

1-1/2" seam height

## PANEL STRUCTURE

Smooth

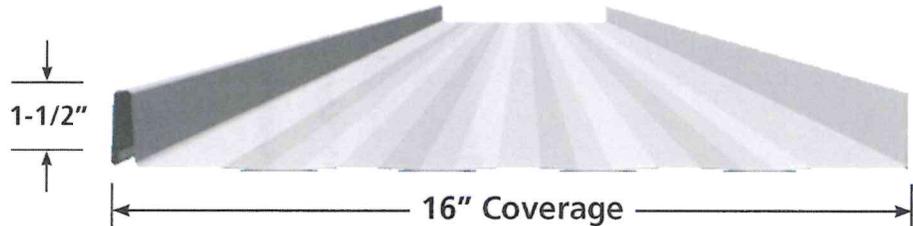
Striations

Pencil Ribs

# GULFSNAP™

## MATERIALS

24 gauge steel



all measurements and thicknesses are nominal

## SPECIFICATIONS

16" nominal coverage

1-1/2" seam height

## PANEL STRUCTURE

Smooth  
Striations  
Pencil Rib

### PRODUCT FEATURES

- Architectural panel
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs available upon request
- Striations available upon request
- 35-year-non-prorated finish warranty
- Maximum factory-produced panel length is 45' (contact manufacturer for longer lengths)
- Field fabrication available
- 35-year Ocean Guard warranty
- available with aluminum
- Minimum Slope 2:12 (contact manufacturer for lower applications)

### MATERIAL

- 21 stocked colors (24 gauge steel)
- Galvalume (24 gauge steel)

# White Smooth Stucco



Beaufort Preservation Manual on concrete repair:

*“Neat Portland cement should not be used as a repair material. Lime should be incorporated in the mix to ensure that the compressive strength of the repair is less than that of the historic concrete.”*

ColorTek is a premium, factory-blended, Portland cement-based stucco finish manufactured from high-grade Portland cement, hydrated lime, graded aggregates, and specific additives

30/30 Float Finish (Scratch & Double)

See attached technical data sheet

Source: <https://omega-products.com/standard-colors-2/>



# ColorTek Exterior Stucco

Cement Stucco Finishes



## COVERAGE

### Coarse, 16/20 and 20/30

Dash Finish: 8yd<sup>2</sup> to 10yd<sup>2</sup>  
(72ft<sup>2</sup> to 90ft<sup>2</sup>, 6.7m<sup>2</sup> to 8.4m<sup>2</sup>)  
Texture Finish: 10yd<sup>2</sup> to 16yd<sup>2</sup>  
(90ft<sup>2</sup> to 144ft<sup>2</sup>, 8.4m<sup>2</sup> to 13.4m<sup>2</sup>)  
Float Finish: 15yd<sup>2</sup> to 20yd<sup>2</sup>  
(135ft<sup>2</sup> to 180ft<sup>2</sup>, 12.5m<sup>2</sup> to 16.7m<sup>2</sup>)

### 30/30

Float Finish (Scratch & Double):  
8yd<sup>2</sup> to 10yd<sup>2</sup> (72ft<sup>2</sup> to 90ft<sup>2</sup>,  
6.7m<sup>2</sup> to 8.4m<sup>2</sup>)

Coverage may vary due to ambient air temperature, surface temperature, surface porosity, mixing methods, and/or application methods.

## PACKAGING

Moisture resistive,  
90lb (40.8kg) bags

## STORAGE

1. Store bags in a cool, dry location.
2. Do not store in direct contact with the ground and/or concrete.
3. Protect bags from weather other damage.

## SHELF LIFE

1 year

## COLOR

White (Base 10), grey (Base 2), white/grey (Base 1), or factory mixed color

## PRODUCT DESCRIPTION

**ColorTek Finishes** are premium, factory blended, cement-based, stucco finishes manufactured from the highest-grade cement, hydrated lime, graded aggregates, and specific additives. ColorTek comes in various aggregate combinations that allow design flexibility and a variety of finish textures. The following aggregate combinations are available, in order of aggregate size:

**Coarse:** Used to create heavy laced texture, sand finish, or machine dash finish

**16/20:** Used to create traditional texture, sand finish, or machine dash finish

**20/30:** Used to create fine texture or sand finish

**30/30:** Used to create a uniform fine sand finish

ColorTek is available as a Base 2 (grey), Base 10 (white), Base 1 (white/grey) or Base 5 (dark grey) which may be colored in the field using the Omega ColorPak system. Alternatively, ColorTek is offered as a factory mixed colored stucco. Minimum quantities may apply when ordering factory blended products.

## FEATURES

FEATURES	BENEFITS
<i>Integral Color</i>	Lasting, uniform color that resists fading or discoloration; UV resistant
<i>Durable</i>	Long life-cycle with minimal maintenance
<i>Fire Resistant</i>	Does not burn
<i>Impact Resistant</i>	Resists impact damage
<i>Economical</i>	Lower cost product and easy to apply
<i>Insect Resistant</i>	Impervious to termites, rot, and fungus

## BASIC USES

ColorTek is intended for use as a decorative, low-cost, low-maintenance finish.

## AREA OF USES

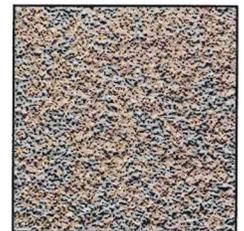
ColorTek Exterior Stucco may be applied over the following products:

1. One coat stucco
2. Brown coat
3. Existing Stucco
4. CMU/poured-in-place and/or tilt-up concrete/masonry
5. Approved Omega base coats and/or cementitious finishes

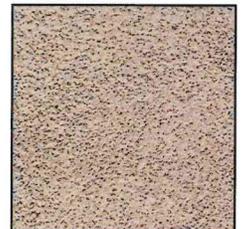
**NOTE:** When ColorTek is applied over polymer-modified base coats, the use of a bonding agent or acrylic admix is strongly recommended or may be required to ensure proper bond. Omega ColorTek PM (Polyer-Modified) may be used without admix or bonder. See the applicable Omega system data sheet or base coat data sheet for additional information.

## OPTIONAL PRODUCT UPGRADES/ENHANCEMENTS

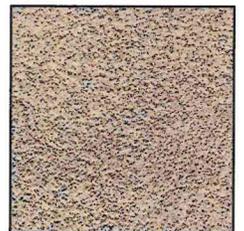
PRODUCT	BENEFIT
E-FX Admix	Liquid admix to reduce efflorescence
AquaShield	Integral sealer to improve water-resistance, improve freeze/thaw performance, and reduce staining
AkroLoc/PolyLoc/Admix 500	Liquid admixtures that reduce cracking and increase tensile, bond, and flexural strengths
OmegaCure	Liquid accelerator to improve hydration, increase early strength/hardness, and allow cold weather application
Crack Isolation System	Supplementary system designed to mitigate surface cracking in new and existing plaster systems by integrating woven fiberglass mesh into the base coat or brown coat prior to applying the finish



Sand 16/20



Sand 20/30



Sand 30/30

# Application Instructions



## **SURFACE PREPARATION**

All surfaces to receive application must be clean and free of debris, dirt, dust, efflorescence, grease, oils, curing agents, and cleaning solutions. Ensure that all surfaces are smooth and free of any irregularities. Repair all cracks with the appropriate patching material for the existing substrate. Painted or glossy surfaces should be sandblasted to expose cementitious substrate and ensure a proper bond. The use of a bonder is recommended over cementitious substrates that are four or more months old. If a bonder is not used, just prior to application, dampen all surfaces that are to receive the ColorTek with clean, potable water.

## **MIXING**

1. Add 3.5 gallons (12L) of clean, potable water per bag to an appropriate mixing apparatus.
2. See ColorPak Product Data Sheet for color mixing instructions. (Optional)
3. Turn mixer on and add ColorTek bags to the water.
4. Allow the material to mix for a minimum of 15 minutes.
5. Turn mixer off and allow the material to take its initial set.
6. Retemper the material, adding only enough water to reach the desired consistency.
7. Do not over mix.

## **APPLICATION**

ColorTek shall be applied to an approximate 1/8" thickness.

### **Hand Application Method**

1. Using a hawk and trowel apply the material to the receiving surface, beginning at one corner and working to the next.
2. To ensure consistent color, a uniform thickness of application must be maintained.
3. Following the initial applicator, another person should texture or float the applied material to achieve the desired appearance.

### **Machine Sprayed Method**

1. Add desired amount of mixed material to sprayer.
2. Begin spraying material onto the receiving surface, starting at a corner and not stopping until the opposite corner is reached. Avoid puddling.
3. To ensure consistent color, a uniform thickness of application must be maintained. A true dash finish usually requires 2 to 3 coats.

## **CURING**

Curing and/or drying time may vary due to climatic conditions. Drying should occur within 24 hours at an ambient and surface temperature of 70°F (21°C) and 55% R.H. When hot, dry, or windy conditions exist, light moist curing and/or protection should be provided. All freshly applied material must be protected from inclement weather until material has sufficient strength not to be damaged. Full curing strength typically occurs in approximately 28 days

## **LIMITATIONS**

**DO NOT** apply product when the ambient and surface temperature is below 40°F (4°C).\* The ambient and surface temperature must maintain the above requirements until material has sufficient strength not to be damaged (See CURING). Material that is allowed to freeze may suffer irreparable damage.

**DO NOT** add any other materials to the mixture of the product without written approval from Omega Products International.

**DO NOT** deviate in the mixing or application procedures contained in this, or any other Omega Product Data Sheets, without written approval from Omega Products International.

**DO NOT** apply ColorTek if there are contaminants on the receiving surface. Contaminates may include, but are not limited to, dust, debris, efflorescence, and/or oils.

**DO NOT** add any more water than prescribed.

**DO NOT** saturate the wall during preparation and/or wet curing.

**DO NOT** use excessive amounts of water when floating and/or troweling the texture.

**NOTE:** Failure to follow manufacturer's written specifications could result in the following, but not limited to spalling, cracking, peeling, chipping, delamination, discoloration, wash off, and overall system failure.

Due to job conditions beyond the control of Omega Products International, we make no warranty as to the acceptance of the final color. The actual integrally colored finish should be applied on a sample section of the project and verified for color accuracy prior to the actual application process. See Omega Products International's Technical Bulletin OP813 on Jobsite Mockups. It is expressly understood and agreed that color, texture and pigment streaking variations are inherent in all integral colored products and these conditions are not considered defects.

**To ensure proper hydration in cold weather applications (approximately 50°F to 32°F) use OmegaCure admix. Refer to OmegaCure data sheet for additional information.**

## **CLEANING**

Cleaning may be accomplished with water immediately after use.

## **SAFETY**

Avoid contact with eyes or prolonged contact with skin. Wash thoroughly after handling. In case of eye contact, flush immediately with running water for at least 15 minutes. Consult a physician immediately. Do not take internally. Be sure to provide adequate ventilation in enclosed areas. Use of an approved respirator is recommended.

## **KEEP OUT OF REACH OF CHILDREN**



Heavy Lace



Heavy Dash

**NOTE:** More textures may be achieved using this product. Please see the Color Chart for more information or contact Omega Products International.

## **DISCLAIMER**

Omega Products International [Manufacturer] MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PRODUCT(S) SOLD HEREIN. The recommendations, suggestions, statements and technical data are based on the best knowledge available to Manufacturer and are given for informational purposes ONLY and without any responsibility for their use. It is expressly understood and agreed, as a condition of the use of this product, that the buyer's sole and exclusive remedy for any claimed defective product against Manufacturer shall be the replacement of products actually proven to be defective. Handling and use of the products are beyond the control of Manufacturer; therefore, no warranty is made, expressed or implied, as to the results obtained from the use of the product or against any claims for infringement of patents resulting from use of the product. Under no circumstance shall Manufacturer be liable for incidental or consequential damages arising out of the use or the improper application of the product. Before applying the product, the user shall determine the suitability of the product for their independent use, assuming all risks and liability whatsoever in connection therewith. This writing constitutes a complete and exclusive statement of the understanding between Manufacturer and Buyer.

## **CLAIMS**

Any Claimant shall notify Manufacturer immediately in writing of any alleged defect in the material. Claimant will provide Manufacturer with a reasonable and exclusive opportunity to investigate and test for the alleged defect. For any claim that is not valid Claimant agrees to pay Omega's reasonable charges, including travel and labor associated with investigation of such claim.

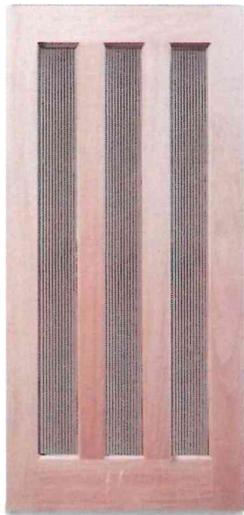
## **TECHNICAL ASSISTANCE**

Technical assistance and information is available by calling Omega Products International at (951) 737-7447 or by email at [Info@omega-products.com](mailto:Info@omega-products.com).

## **WARRANTY**

The following is made in lieu of all expressed and implied rights, warranties and conditions, statutory or otherwise. The manufacturer's only obligation shall be to replace such quantity of products proven to be defective within one year following the date of manufacture, provided that the alleged defective product is returned prepaid to the manufacturer's plant and is accompanied with proof of purchase and batch number.

# Front door



Creative Entryways 36-in x 79-in x 1-3/4-in Wood Full lite Universal reversible Unfinished Unfinished Slab Single door Front Door Solid hardwood core Textured glass

See attached cut sheets

Bullock Entrance Door Set with Round Knob - 2-3/8" Backset - Dark Bronze



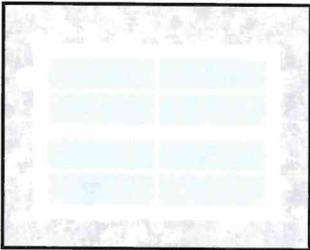
Roll over image to zoom in



Dark Walnut Rust-Oleum®  
Varathane® One Step Stain &  
Polyurethane  
(soffit eaves to match)

# Windows

Kolbe Forgent Series Windows All Glastra replacements  
 Conserves existing white color and 1 x 2 / 1 x 2 grid design



1/26/25, 4:05 PM

Professional Tools | Kolbe Windows & Doors

## Professional Tools | Kolbe Windows & Doors

PRODUCT	KOLBE PERFORMANCE	PRODUCT CONFIGURATION	AIR TESTED TO PSF	WATER TESTED TO PA (PSF)	PERFORMANCE CLASS AND GRADE	POSITIVE	NEGATIVE	INCHES (MM)	
Forgent Series Replacement Double Hung	Impact 4	Single	1.57	470 Pa (9.82 psf)	LC-PG55 H	+2640 Pa (55.14 psf)	-2640 Pa (55.14 psf)	44	1118
Forgent Series Replacement Double Hung	Standard	Single	1.57	360 Pa (7.52 psf)	LC-PG50 H	+2400 Pa (50.13 psf)	-2400 Pa (50.13 psf)	44	1118
Forgent Series Replacement Double Hung Picture	Impact 4	Single	1.57	470 Pa (9.82 psf)	LC-PG65 FW	+3120 Pa (65.16 psf)	-3120 Pa (65.16 psf)	60	1524
Forgent Series Replacement Double Hung Picture	Standard	Single	1.57	360 Pa (7.52 psf)	LC-PG50 FW	+2400 Pa (50.13 psf)	-2400 Pa (50.13 psf)	60	1524



**KOLBE**  
WINDOWS & DOORS

# FORGENT® SERIES



# FEATURES & BENEFITS

GLASTRA VS. FIBERGLASS



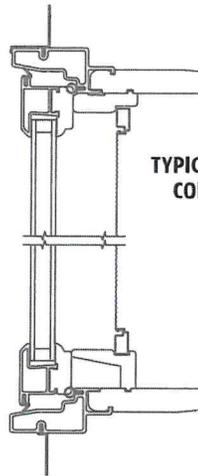
## MATERIAL

Forgent Series windows are comprised of Glastra®, a proprietary hybrid of fiberglass and UV stable polymer, formulated for strength and resilience. Windows are engineered with Glastra on the exterior, and wood or Glastra on the interior.

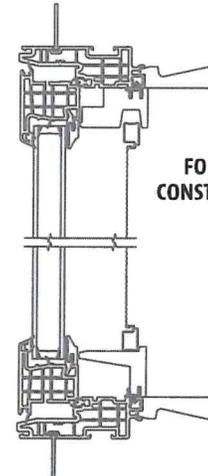


## CONSTRUCTION

Forgent Series windows are constructed of multi-chambered Glastra extrusions. This advanced ladder design offers numerous benefits – the chambers add strength and promote energy efficiency.



**TYPICAL FIBERGLASS  
CONSTRUCTION**



**FORGENT  
CONSTRUCTION**



Kolbe is dedicated to environmental stewardship, both in our workplace and in the products that we build. The GLASTRA material used in our Forgent Series products is recyclable, and is repurposed in products of other industries.



## STRENGTH

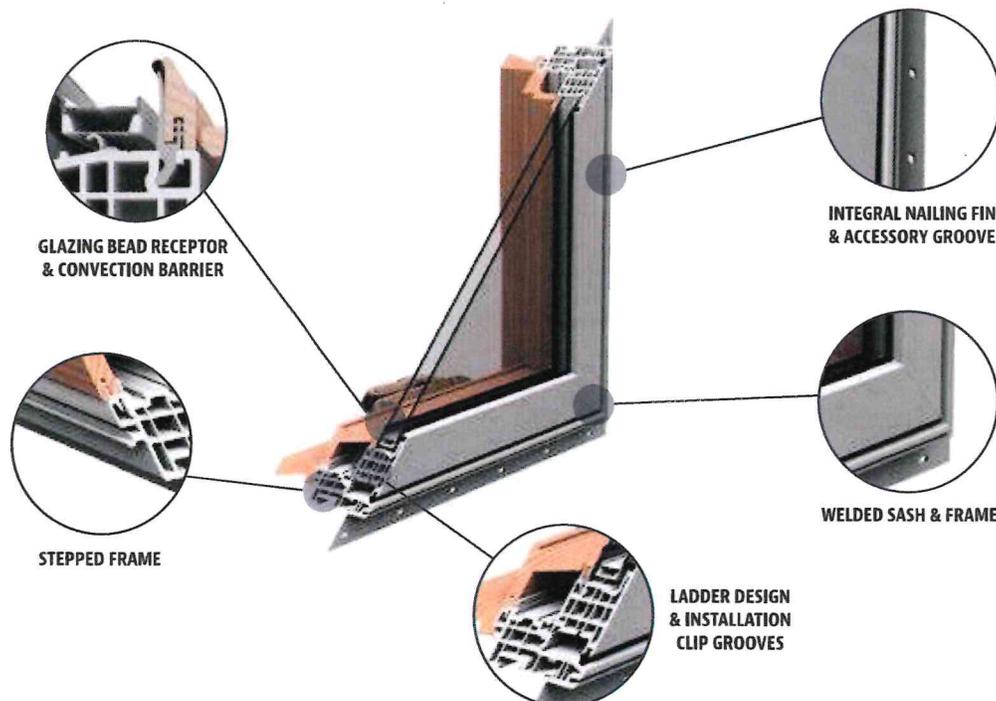
- ▶ **Ladder design:** Carefully designed chambers eliminate additional reinforcements
- ▶ **Integral nailing fin:** More rigid than an accessory fin
- ▶ **Glastra®:** Fiberglass-infused material formulated for strength and resilience
- ▶ **Welded sash & frame:** Fused joint keeps unit square

## PERFORMANCE

- ▶ **Convection barrier:** Innovative partition creates additional chambers for improved energy performance
- ▶ **Ladder design:** Chambers improve energy efficiency
- ▶ **Welded sash & frame:** Fused intersections prevent air and water from entering the joint

## EASE-OF-INSTALLATION

- ▶ **Integral nailing fin:** Designed for fewer sealing points; can be the primary installation method
- ▶ **Dry glazed sash:** Serviceable sash and components
- ▶ **Installation clip grooves:** Designed for easy placement of clips and faster installation
- ▶ **Stepped frame:** Units are available without extension jambs to accommodate for dry wall return without additional pieces and labor
- ▶ **Accessory groove:** Allows for quick installation of exterior accessories without additional clips
- ▶ **Glazing bead receptor:** Engineered to help create a clean break-point during painting and staining



# DOUBLE HUNG

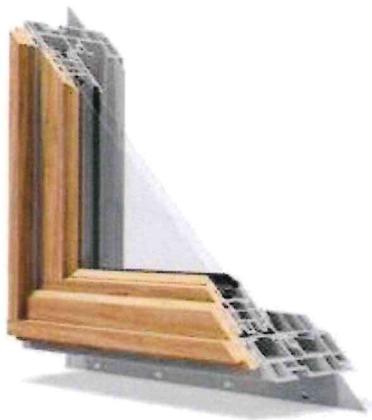
OPERATING | STUDIO



## DOUBLE HUNG STANDARD FEATURES

- ▶ Constructed of multi-chambered Glastra extrusions that provide energy efficiency, enhance strength, and reduce the intrusion of outside noise
- ▶ Welded Glastra frame and sash corners help prevent the infiltration of water and air while also providing greater structural integrity and secure joints
- ▶ Glastra exterior with Cloud or Sahara integral color (see pg. 56)
- ▶ Unfinished pine interior with no visible fasteners and no wood exposed to the exterior environment
- ▶ Overall jamb width is 4-9/16" (New Construction)
- ▶ Energy efficient, insulating LoE<sup>2</sup>-270 glass
- ▶ Equal glass sizing provides matching sight lines from sash to sash
- ▶ Dry glazed to the interior with beveled glazing bead
- ▶ Wood glazing bead receptor designed for performance and ease of finishing
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Full frame insect screen with BetterVue<sup>®</sup> fiberglass mesh
- ▶ Stainless steel, constant force balance system provides durability and ease of operation
- ▶ Clay-colored sash lock and tilt latches
- ▶ Integral 1-1/4" nailing fin provides easier installation and helps seal the window opening (New Construction)
- ▶ Convection barrier for improved energy performance

NOTE: All measurements are nominal.



**GLASTRA/WOOD**  
**NEW CONSTRUCTION DOUBLE HUNG**  
(interior)



**GLASTRA/WOOD**  
**NEW CONSTRUCTION DOUBLE HUNG**  
(exterior)



## DOUBLE HUNG OPTIONS

### Glass (see pg. 54):

- ▶ LoE-180
- ▶ LoE<sup>3</sup>-340
- ▶ LoE<sup>3</sup>-366
- ▶ ThermaPlus™ LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Patterned, tinted, or colored
- ▶ Tempered or laminated
- ▶ Preserve™ protective film
- ▶ Other options standard to the industry

### Divided Lites (see pg. 55):

- ▶ Performance divided lites with 7/8" or 2-1/4" bars
- ▶ Grilles-in-the-air-space

NOTE: All measurements are nominal.

### Other Options:

- ▶ Replacement double hungs  
*(3-1/4" overall frame depth for All Glastra units, 4-1/16" for Glastra/Wood units; no nailing fin and pre-drilled for installation; see drawings on pg. 20. Frame design does not match New Construction profile.)*
- ▶ Latex primed interior\*\**(Glastra/Wood units)*
- ▶ Interior prefinishing *(Glastra/Wood units, see pg. 57)*
- ▶ All Glastra units with Cloud or Sahara integral interior color *(see pg. 56)*
- ▶ Exterior acrylic film in Midnight or Bronze *(see pg. 56)*
- ▶ Interior acrylic film in Midnight or Bronze *(only on All Glastra units with Midnight or Bronze exterior; see pg. 56)*
- ▶ Fixed top sash
- ▶ Multiple trim accessories *(shipped loose; see pg. 59)*
- ▶ Insect screen available with aluminum or UltraVue® mesh; frame available in Sand, White, Bronze or Black
- ▶ Half screen
- ▶ Extension jambs available in depths up to 9" overall
- ▶ Offset extension jambs
- ▶ Stepped frame for drywall return *(no extension jamb)*
- ▶ Galvanized steel installation clips
- ▶ Window Opening Control Device (WOCD) *(see pg. 58)*
- ▶ Sash limiters for safety
- ▶ Cottage and reverse cottage style
- ▶ Impact performance modifications *(see pg. 61)*

\*\*Latex primer is not a final finish.

## HARDWARE

A Clay-colored sash lock and tilt latches are applied to double hungs as standard. Other available finishes include White, Satin Nickel and Matte Black.

White or Clay lift handles are applied to All Glastra units as standard.\*



**SASH LOCK**



**TILT LATCHES**



**LIFT HANDLE\***  
(All Glastra units)

\*Sash lift handles are not available on Glastra/Wood replacement double hungs.

# DOUBLE HUNG | Elevation Charts

## NEW CONSTRUCTION DOUBLE HUNG

	F.S. 1'-5 1/2"	1'-11 1/2"	2'-5 1/2"	2'-7 1/2"	2'-11 1/2"	3'-3 1/2"	3'-5 1/2"	3'-11 1/2"
	R.O. 1'-6"	2'-0"	2'-6"	2'-8"	3'-0"	3'-4"	3'-6"	4'-0"
	G.S. 12-1/4"	18-1/4"	24-1/4"	26-1/4"	30-1/4"	34-1/4"	36-1/4"	42-1/4"
2'-11 1/2" 3'-0" 14'-5/16"								
	MNC DH 1630	MNC DH 2030	MNC DH 2630	MNC DH 2830	MNC DH 3030	MNC DH 3430	MNC DH 3630	MNC DH 4030
3'-5 1/2" 3'-6" 17'-5/16"								
	MNC DH 1636	MNC DH 2036	MNC DH 2636	MNC DH 2836	MNC DH 3036	MNC DH 3436	MNC DH 3636	MNC DH 4036
3'-11 1/2" 4'-0" 20'-5/16"								
	MNC DH 1640	MNC DH 2040	MNC DH 2640	MNC DH 2840	MNC DH 3040	MNC DH 3440	MNC DH 3640	MNC DH 4040
4'-5 1/2" 4'-6" 23'-5/16"								
	MNC DH 1646	MNC DH 2046	MNC DH 2646	MNC DH 2846	MNC DH 3046	MNC DH 3446	MNC DH 3646	MNC DH 4046
4'-11 1/2" 5'-0" 26'-5/16"								
	MNC DH 1650	MNC DH 2050	MNC DH 2650	MNC DH 2850	MNC DH 3050	MNC DH 3450*	MNC DH 3650*	MNC DH 4050*
5'-5 1/2" 5'-6" 29'-5/16"								
	MNC DH 1656	MNC DH 2056	MNC DH 2656	MNC DH 2856	MNC DH 3056*	MNC DH 3456*	MNC DH 3656*	MNC DH 4056*
5'-11 1/2" 6'-0" 32'-5/16"								
	MNC DH 1660	MNC DH 2060	MNC DH 2660	MNC DH 2860	MNC DH 3060*	MNC DH 3460*	MNC DH 3660*	MNC DH 4060*

F.S. = Frame Size • R.O. = Rough Opening • G.S. = Glass Size  
 \* Units meet most national emergency escape and rescue requirements

NOTE: All measurements are nominal. Elevation charts are not to scale.  
 Divided lites are optional.

Some installation procedures will require a larger rough opening than noted (i.e. installations utilizing our installation clips), therefore, you may need to increase the rough opening size accordingly. Rough opening gaps may be increased up to a maximum of 1/2" on all sides and still be within good practice guidelines. For rough opening recommendations, see pg. 64.

# Galvanized steel metal beams 3" x 3"

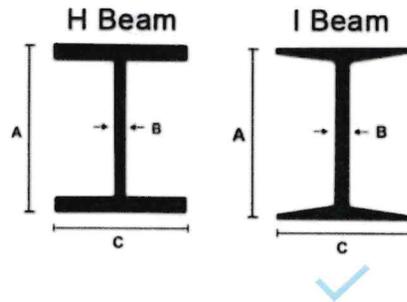
A36 hot rolled, mild steel beam that has been hot dipped in a zinc rich galvanizing process

**Specifications** - ASTM A-992 / A572-50, G90 Galvanized coating.

**Surface Finish** - slightly shiny silver color, grainy and spackled surface

**Mechanical Properties** -Yield = 50K, Tensile = 58-80K

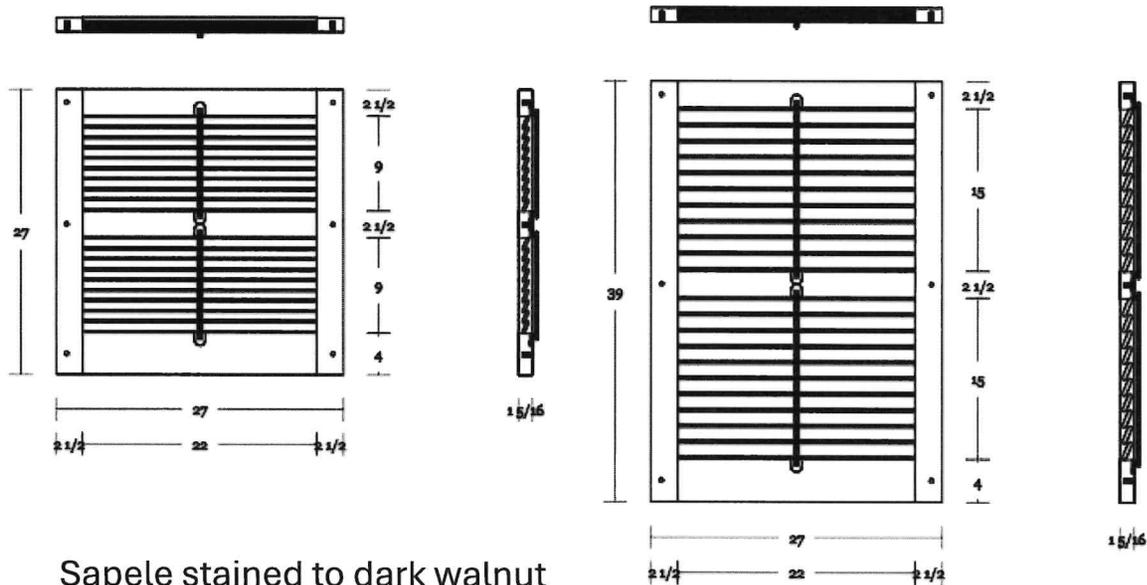
**Stock # B1357-G S 3 x 5.7 lb (3.00" x .170" x 2.33")**  
Galvanized Steel I Beam, 6.00 lb/ft



Source: <https://www.metalsdepot.com/galvanized-steel-products/galvanized-beams?>

Source: <https://dixiebellepaint.com/shop-dbp/the-patina-collection/>

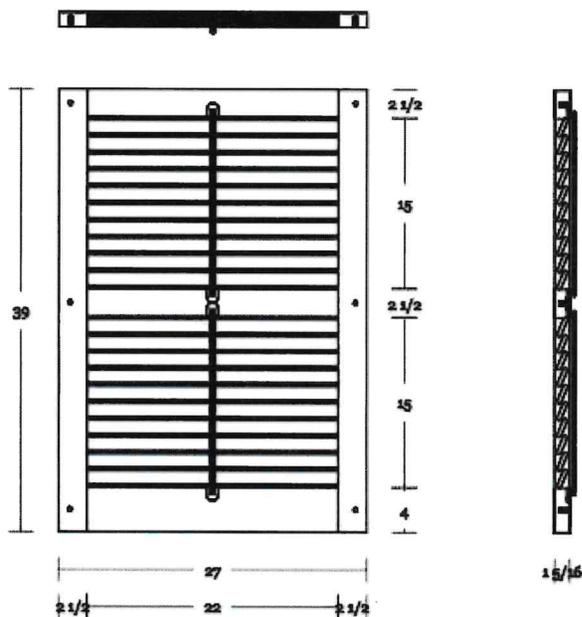
# Bermuda Shutters



Sapele stained to dark walnut  
Operable small louvres  
See cutsheet

Photo

CAD



1

Type what you are looking for. (eg: 36 X 84 cherry louver door)

Q

2

Customize

### Asheville Louvered Shutter

Sapele Unfinished- Stain Grade

1 5/16 X 27 X 39

- Beautiful Mortise & Tenon Joinery
- Elegant Styling
- Solid Hardwood Construction
- Fully Custom
- Hand Crafted in USA
- Factory Direct
- **Expert Customer Support**
- Sustainably Made

\$725.17 Each



ADD TO CART

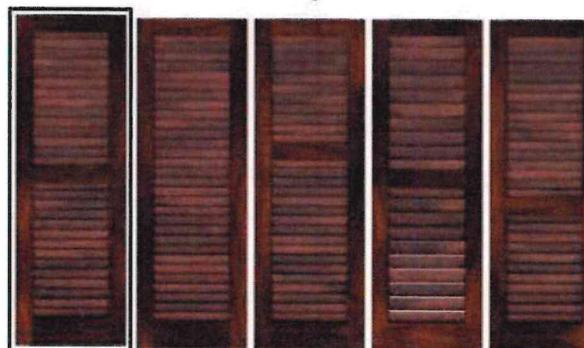
Sapele Shutter Catalog

#### Product Assistance

We offer countless products and configurations. If you need help locating a product or tweaking a design contact us here.

Contact

#### Related Louvered Shutter Styles



Asheville

Charleston

Low Country

Savannah

Veranda



Vicksburg

Basic

Pro

Width

27

0



Length

39

0



Material

Sapele



Crown Rail

Square



Finish

Unfinished-StainGrade



Base Height

4

Crown Height

2.5

Dividing Rail Height

2.5

Slat Widths

2.5

Louver Pitch

-67.5

Bead Type

S4S



Field List

OperableLouver



Louver Size

Medium



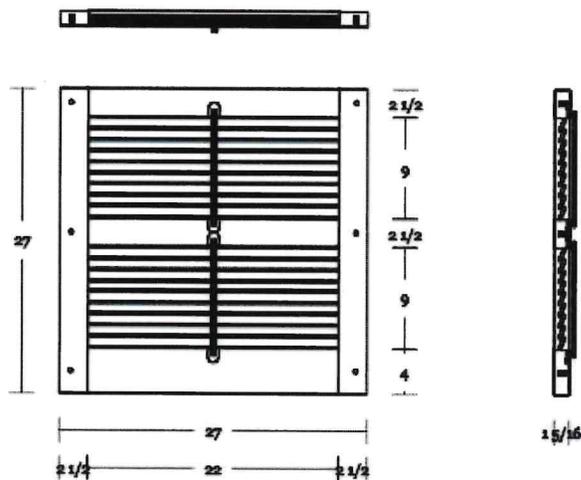
Lift Rod

None



Photo

CAD



1

Type what you are looking for. (eg: 36 X 84 cherry louver door)



### Asheville Louvered Shutter

Sapele Unfinished- Stain Grade

1 5/16 X 27 X 27

- Beautiful Mortise & Tenon Joinery
- Elegant Styling
- Solid Hardwood Construction
- Fully Custom
- Hand Crafted in USA
- Factory Direct
- **Expert Customer Support**
- Sustainably Made

\$584.89 Each.



ADD TO CART

Sapele Shutter Catalog

#### Product Assistance

We offer countless products and configurations. If you need help locating a product or tweaking a design contact us here.

Contact

#### Related Louvered Shutter Styles



Asheville Charleston Low Country Savannah Veranda



Vicksburg

2

### Customize

Basic Pro

Width 27 0

Length 27 0

Material Sapele

Crown Rail Square

Finish Unfinished-StainGrade

Base Height 4

Crown Height 2.5

Dividing Rail Height 2.5

Stile Width 2.5

Louver Pitch -67.5

Bead Type S4S

Field List OperableLouver

Louver Size Small

Lift Rod None

# Electrical fixtures

## ARRANMORE LIGHTING & FANS

Blynn 22 in. LED Indoor/Outdoor Charred Iron Ceiling Fan  
Quantity : 1

Size: 22" x 16- 1/2"

See attached cut sheet



## Charleston Flush Mount Copper Gas or Electric Wall Lantern

Size: 17.5" x 10.5"

Illumination\_options: Natural Gas with Wind Guard

Finish\_options: Raw Copper

See attached cut sheet





# STAFF REPORT: Historic District Review Board (HRB)

## 1406 GREENE STREET – Approval

~~DATE: March 12, 2025~~

### *GENERAL INFORMATION*

<b>Applicant:</b>	Lekshmi & Landon Poe (Homeowner)
<b>Site Location/Address:</b>	1406 Greene Street; R120 004 000 0241 0000
<b>Applicant's Request:</b>	Applicant is proposing several exterior renovations/alterations, including roof, shutters, stucco siding, front door, etc.
<b>Current Zoning:</b>	T4-HN
<b>Contributing/Neighborhood</b>	Non-Contributing (built ca. 1965) as per Nat'l Register of Historic Places
<b>Flood Zone/Base Flood</b>	Flood Zone X, Elevation: ~23'-25'
<b>Existing Trees</b>	Large Landmark tree (either a Laurel or Live Oak) right at the property line on adjacent property.

### *ZONING DISTRICT INFORMATION*

	<u>T4-HN</u>
<b>Lot Width at Setback:</b>	40 ft min, 60 ft min in The Point
<b>Max Lot Coverage:</b>	55% of lot area
<b>Min. Frontage Build Out</b>	75% max
<b>Front Setback</b>	Average Prevailing Setback on Block
<b>Side Setback</b>	Corner: 5 ft min (corner); Interior: 6 ft min, 10 ft min in The Point
<b>Rear Setback</b>	15 ft min
<b>Building Height:</b>	3 stories max

### *SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS*

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-HN	Residential home, non-contributing	N/A
South: T4-HN	Infill development (residential)	N/A
East: T4-HN	Historic home (c. 1910)	N/A
West: T4-HN	Historic home (c. 1870, abandoned)	N/A

**Background:** The applicant has already been to the Historic District Review Board (HRB) to present a list of renovation items to the exterior of the non-contribution, mid-20<sup>th</sup> century CMU house on **1406 Greene Street**. After the HRB's meeting on July 10, 2024 the applicant was presented a Decision Letter for approval of her request with a total of ten (10) conditions:

1. Applicant provide a cutsheet showing specific detail on green standing seam metal roof.
2. Applicant to provide a cutsheet for the new front and rear doors.

3. The drawings depict two over one windows, which are different from the existing windows with no vertical muntins. If the applicant is planning to replace all windows, a cutsheet from the window manufacturer must be provided.
4. Reconsider the new wood columns appear too wide and ornate for the building. Staff recommends reducing the size of the columns and simplifying the column caps. Staff also recommends adding a simple column base.
5. Remove the use of tabby as a foundation material.
6. Reconsider the new stucco and siding on the left and right (east and west) facades and how it is applied on the existing CMU and terminates 12' from the front plane. Since the CMU wall is one continuous plane, these new materials would be applied directly to the face of the CMU, leaving the edge as an awkward termination that shows the depth of the siding and cornerboard, skirtboard, and stucco. If the applicant wishes to add the stucco and siding, this should be added around the entirety of the building or not added at all.
7. Reconsider utilizing a new siding material, consider either board and batten siding or lap siding, instead of using both and changing the material on each façade. Please note that lap siding is shown on the elevation drawings, but the note calls out board and batten siding.
8. Applicant to provide typical window head, sill, and jamb details, especially for the windows surrounded by new siding. Staff has concerns that the new casings and sills will be too “flat” on the CMU portions in comparison to the ones in the proposed new siding areas. Staff is concerned with how the applicant will case the windows in the CMU walls and connect to the existing masonry sills. As drawn, these areas appear as picture framed casing which is not allowed per the Beaufort Code. The windows must have a projecting sill.
9. Applicant appears to be adding Bermuda shutters on two of the left (west) façade windows. Provide a cutsheet for the shutters and note that they must be operable.
10. Applicant depicts exposed rafters around the building that do not currently exist. Applicant to show a typical wall section that shows the new exposed rafters.

**Updated request / further provided details by applicant for HRB approval:**

The applicant at the last HTRC Meeting on February 5, 2025, has provided City staff with the following updated information in relation to proposed exterior materials (also in response to above conditions):

**Exterior Materials proposed:**

<u>Feature</u>	<u>Material</u>	<u>Color</u>
Roof	Standing seam snap-lock metal roof (Manufacturer: GulfCoast; Material: 24 gauge steel; standing seam: 1-1/2”;	Patina green

	<b>16" panel coverage; smooth panel structure)</b>	
<b>Exterior Cladding</b>	<b>Smooth Stucco (Manufacturer: Omega Products; 30/30 Float Finish)</b>	<b>White ("Omega White")</b>
<b>Front Doors:</b>	<b>Wood (solid hardwood) with three vertical textured glass window panes running down the entire length including "Bullock" Entrance Door Set with Round Knob ( 2-3/8" Backset, Dark Bronze); (Door manufacturer: Creative Entryways; Size: 36" x 79" x 1-3/4")</b>	<b>Dark Walnut (Paint manufacturer: Varathane - One-Step Stain &amp; Polyurethane)</b>
<b>Soffit eaves/rafters</b>	<b>Exposed and stained</b>	<b>Dark Walnut (Paint manufacturer: Varathane - One-Step Stain &amp; Polyurethane)</b>
<b>Windows:</b>	<b>Fiberglass 1 x 2 / 1 x 2 grid (double hung) (Manufacturer: Kolbe Forgent Series); variable sizes</b>	<b>White</b>
<b>Window sills</b>	<b>Stucco overhang</b>	<b>White</b>
<b>Front porch columns</b>	<b>Galvanized steel metal beams, 3" x 3"</b>	<b>Patina green</b>

<b>Bermuda shutters</b>	<b>Sapele wood, stained with operable louvers; variable sizes</b>	<b>Dark Walnut</b>
<b>Gas lantern (front porch)</b>	<b>Charleston Flush Mount Copper Gas or Electric Wall Lantern; Size: 17.5" x 10.5" (Manufacturer: Arranmore)</b>	<b>Raw Copper</b>
<b>Front porch ceiling fan</b>	<b>Blynn – LED lit Indoor/Outdoor fan; Size: 22" x 16.5" (Manufacturer: Arranmore)</b>	<b>Charred Iron</b>

**Tree Removal Proposed:**

No trees are proposed to be removed.

**Surrounding Area:**

This property is located in the Northwest Quadrant. The buildings on the block and surrounding area are made up of historic structures. Most of the buildings are one story in height, with a few two-story buildings throughout. The specific residential is a mid-1960’s CMU-dwelling, which therefore is regarded as a non-contributing resource on the National Register of Historic Places for the Beaufort Historic District.

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

As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), new infill construction as well as major renovations to existing structures must be conducted in consideration to the architectural fabric of the community. This can be successfully achieved by adhering to the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** As per these guidelines, following staff analysis determines the integrity of this major renovation request.

<b>4.7.2 Integrity Guidelines (as per Beaufort Development Code)</b>	<b><u>Rationale Present (yes/no)</u></b>	<b><u>Staff Analysis of Rationale</u></b>
<b>1. Location:</b> This is the relationship between the property and its historical context.	<b>Yes</b>	✓ The CMU-dwelling from ca. 1965 can be historically tied to many similar houses in the Northwest Quadrant neighborhood.
<b>2. Design:</b> This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	<b>No</b>	X There are many proposed design elements that are neither compatible with the historic theme of the neighborhood nor representative with the period of its original construction (mid-century).
<b>3. Setting:</b> This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	<b>Yes &amp; No</b>	✓ The surrounding properties are mainly residential dwellings of smaller size (mostly 1-story bungalows). Therefore, this residential retrofit complies with its surroundings in use and scale.  X Man-made feature may be altered too much to be representative of its historic setting.
<b>4. Materials:</b> These are the physical elements that make up a property or district.	<b>No</b>	X Many of the proposed architectural design features do not comply with the visual texture of the Northwest Quadrant.
<b>5. Workmanship:</b> This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood,	<b>Yes &amp; No</b>	✓ The proposed renovations are much needed and generally represent a major improvement to the workmanship of this specific property.  X However, the proposed exterior design details are not representative of the historic design era of the original

masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.		structure (mid-century) nor are they representative to the historic fabric of the surrounding neighborhood.
<b>6. Feeling:</b> This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	<b>No</b>	X The proposed design features neither aesthetically represent the historic period of the building (mid-century) nor does it help to reinstate the historic feeling of the neighborhood.
<b>7. Association:</b> This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods considered.	<b>N/A</b>	✓ Staff has not found any relevant history or persons directly linked to this specific property.

**Synopsis of staff comments from last Historic District Technical Review Committee (HTRC) Meeting on February 05, 2025:**

**• Planning and zoning:**

- Non-contributing structure
- Zoned T4-HN

**• Building Codes:**

- Windows will need to comply with the Energy Code

**• Architecture:**

- Roof:
  - Applicant is proposing a snap-lock roof in “Aged Copper” (Patina Green), staff supports the provided roof profile in “smooth panel structure” – provide manufacturer’s details for eave/ridge/hip connections. Staff would like to see a sample of the proposed roof color as the digital image is hard to judge.
- Exterior cladding:
  - Applicant is proposing white smooth stucco. Staff is in support.
- Front door:
  - The proposed front door is not in keeping with the style of the house nor with Beaufort’s Historic District. Staff recommends the applicant select another design that is consistent with the district and style of the house. Also, the hammered steel entry door handle set seems at odds with the mid-century modern house.
- Soffit eaves/rafters:

- Staff **does not** support staining the exposed soffit eaves and rafters as this is not consistent with other structures in the district. Staff recommends painting these features.

➤ Windows:

- Applicant is proposing Kolbe Forgent windows – drawings appear to show a2 horizontal lite over 2 horizontal lite pattern. Staff is in support of this, but applicant to note that windows must have exterior SDL grilles with interior spacer bars – spacer bars (GBG) only is not allowed in the historic district.

➤ Front porch columns:

- Staff **does not** support the proposed idea to install 3x3 galvanized steel beams as columns on the front porch – this is not appropriate for the Beaufort historic district and especially not on a residential structure, regardless of age. Staff recommends either keeping the existing columns or reverting back to the 6x6 cedar columns, which staff had previously supported.

➤ Bermuda shutters:

- Staff supports the Bermuda shutter selection. Staff recommends the shutters be painted. Transparent finish sapele, in Beaufort’s environment, will require constant maintenance to keep the shutters in good condition. A painted shutter will last longer and be easier to maintain.

➤ Gas lantern:

- Staff **does not** support gas lanterns on buildings and recommends the light be the electric version. Gas lanterns historically were not used on residences but rather were used for street lighting.

➤ Outdoor front porch ceiling fan:

- As a simple recommendation, staff recommends selecting a different fan and lantern. Applicant seems to be going for a more modern, simplistic design, and would recommend a simple rectangular lantern and fan without the cage.

• **HBF Recommendation:**

- Retain the mid-century narrative, including windows, CMU, porch columns

## FINDINGS AND RECOMMENDATIONS

### Staff Recommendation:

**Staff recommends final approval of the proposed renovations, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:**

- 1) Staff supports the proposed standing seam metal roof in the patina green color with smooth panel finish, but staff would recommend a flat “smooth” panel in between the seams as opposed to the striations in each panel.**
- 2) Staff supports the proposed white smooth stucco finish.**

- 3) Staff believes that the proposed front door is not in keeping with the style of the house nor with Beaufort's Historic District. Staff recommends the applicant select another design that is consistent with the district and style of the house. Also, the hammered steel entry door handle set seems at odds with the mid-century modern house – staff recommends selecting different hardware.
- 4) Applicant is proposing Kolbe Forgent windows. Staff supports this window selection, but applicant to note that windows must have exterior SDL grilles with interior spacer bars – spacer bars (GBG) only is not allowed in the historic district. Additionally, the window sheet notes that the window will be a 1x2/1x2 lite pattern, but the picture appears to show a 2x2/2x2 pattern. Applicant to submit a clearer photo that depicts the lite person. Sheet A201 also shows a more traditional 2/1 window pattern, this should be amended to reflect the proposed lite pattern.
- 5) Staff does not support the proposed 3x3 galvanized steel beams as columns on the front porch – this is not an appropriate detail for the Beaufort Historic District, and especially not on a residential structure, regardless of age. Staff recommends either keeping the existing columns or reverting back to the 6X6 wood columns, which staff had previously supported.
- 6) Staff supports the Bermuda shutter selection, but recommends the shutters be painted. Stained sapele, in Beaufort's environment, will require constant maintenance to keep the shutters in good condition. A painted shutter will last longer and be easier to maintain.
- 7) Choose a different kind of front porch lamp (rectangular shaped), but not a gas lantern, as those were not commonly used for house lights in historic Beaufort;
- 8) Staff recommends selecting a different fan and lantern. The applicant appears to be aiming for a more modern, simplistic design, and would recommend a simple rectangular lantern and fan without a cage.
- 9) Staff does not support gas lanterns on buildings and recommends the lights be electric. Gas lanterns were historically not used on residences but rather were used for street lighting.
- 10) Staff does not support staining the exposed soffit eaves and rafters as this is not consistent with other structures in the district. Staff recommends painting these features.

## **510 CRAVEN STREET**

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Approval of minor addition and changes  
to back porch and stairs at existing  
residential house

(contributing, ca. 1885)

### Zoning Classification

**CobData**  
HISTORIC DISTRICT-Preservation Heighborhood  
--  
HISTORIC DISTRICT-Conservation Neighborhood  
—  
Bladen Street Redevelopment District  
—  
Boundary Street Redevelopment District  
—  
Retail Overlay (Church & Green Street)  
- -  
Retail Overlay  
- -

**Zoning Districts**  
LEGACY PUD (LPUD)

- T1
- T3-S
- T3-N
- T4-HN
- T4-N
- T4-NA
- T5-DC
- T5-UC
- T5-UC / RMX
- RMX
- IC
- MH
- LI
- MR











WF

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SOUTH CAROLINA  
2023

EX450



NISSAN  
PATHFINDER

4211LN  
South Carolina  
Nissan of Hilton Head







United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetBeaufort Historic District  
Beaufort County, SCSection number 7 Page 19

## List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Congress St., 712	single dwelling	1880 ca.	1-story frame dwelling	41	878
Congress St., 810- 812	multiple dwelling	1900 ca.	1-story frame dwelling	52	923
Congress St., 908	single dwelling	1930 ca.	1-story frame dwelling	63	990
Congress St., 1010	single dwelling	1910	1-story frame dwelling	74	1045
Congress St., 1012	single dwelling	1900	1-story frame dwelling	74	1044
Congress St., 1104	single dwelling	1930	1-story frame dwelling	84	1083
Congress St., 1201	single dwelling	1910	1-story frame dwelling; altered	92	1115
Congress St., 1203	single dwelling	1910	1-story frame dwelling	92	1116
Congress St., 1205	single dwelling	1930	1-story frame dwelling	92	1117
Congress St., 1206	single dwelling	1900	1-story frame dwelling	93	1119
Congress St., 1210	single dwelling	1900	1-story frame dwelling	93	1120
Congress St., 1211	single dwelling	1940	1-story frame dwelling	92	1118
Congress St., 1301	single dwelling	1925	1-story frame dwelling	100	1157
Congress St., 1304	single dwelling	1900	1-story frame dwelling	101	1161
Congress St., 1310	single dwelling	1935	1-story frame dwelling	101	1160
Congress St., 1313	single dwelling	1870	1-story frame dwelling	100	1158
Craven St., 411	single dwelling Dr. Joseph Johnson House	1861	2-story stuccoed brick dwelling	19	796
Craven St., 501	single dwelling	1886 ca.	2-story frame dwelling	26	824
Craven St., 502	single dwelling	1880 ca.	2-story frame dwelling	27	832
Craven St., 503	single dwelling	1886 ca.	2-story frame dwelling	26	825
Craven St., 504	single dwelling	1880 ca.	2-story frame dwelling	27	831
Craven St., 506	single dwelling	1885 ca.	2-story frame dwelling	27	830
Craven St., 507	single dwelling	1880 ca.	2-story frame dwelling	26	826
Craven St., 508	single dwelling	1880 ca.	2-story frame dwelling	27	829
Craven St., 509	single dwelling Adam Davis Hare House	1924 ca.	1-story frame dwelling	26	827
* Craven St., 510	single dwelling	1885 ca.	2-story frame dwelling	27	828
Craven St., 601	single dwelling	1890 ca.	2-story frame dwelling	36	860
Craven St., 603	single dwelling	1890 ca.	2-story frame dwelling	36	861
Craven St., 609	single dwelling	1890 ca.	2-story frame dwelling	36	862



# HISTORIC REVIEW APPLICATION MAJOR REVIEW (HISTORIC REVIEW BOARD)

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

**Application Fee:**  
*see attached schedule*

**OFFICE USE ONLY:** Date Filed: \_\_\_\_\_ Application #: \_\_\_\_\_

Zoning District: \_\_\_\_\_

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

FOR A LIST OF CONTRIBUTING OR NON-CONTRIBUTING STRUCTURES, PLEASE SEE:

<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>

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

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

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

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**APPLICANT, PROPERTY, AND PROJECT INFORMATION:**

APPLICANT NAME: \_\_\_\_\_

APPLICANT ADDRESS: \_\_\_\_\_

APPLICANT E-MAIL: \_\_\_\_\_ APPLICANT PHONE NUMBER: \_\_\_\_\_

APPLICANT TITLE:  Homeowner  Tenant  Architect  Engineer  Developer



# HISTORIC REVIEW APPLICATION MAJOR REVIEW (HISTORIC REVIEW BOARD)

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

**Application Fee:**  
*see attached schedule*

OWNER (IF OTHER THAN THE APPLICANT): \_\_\_\_\_

OWNER ADDRESS: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**APPLICANT'S SIGNATURE:** \_\_\_\_\_

A handwritten signature in black ink, appearing to be "H. M. ...", written over the signature line.

**DATE:** \_\_\_\_\_

**OWNER'S SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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

## **SCHEDULE:**

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

## **CONTACT INFORMATION:**

City of Beaufort Community Development Department  
1911 Boundary Street, Beaufort, South Carolina 29902  
E-Mail: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

**Revised June 10, 2021**

# **HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS**

## **Application Requirements**

*The Beaufort Code* applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- The Secretary of the Interior's *Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning>
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv>

**NOTE 1: If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).**

**NOTE 2: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.**

**NOTE 3: Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.**

## City of Beaufort Certificate of Appropriateness Checklists

### Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)

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

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

#### **Conceptual Review**

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

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

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

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

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

## City of Beaufort Certificate of Appropriateness Checklists

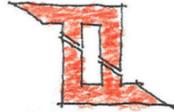
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### Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)

#### Change After Certification:

- Copy of Certificate of Appropriateness** received with previous approval.
- Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be clearly noted as “Previously Approved” or “Current Proposed”, and all proposed revisions in the current proposed drawings must be clouded and noted.



FREDERICK + FREDERICK  
ffarchitects.com

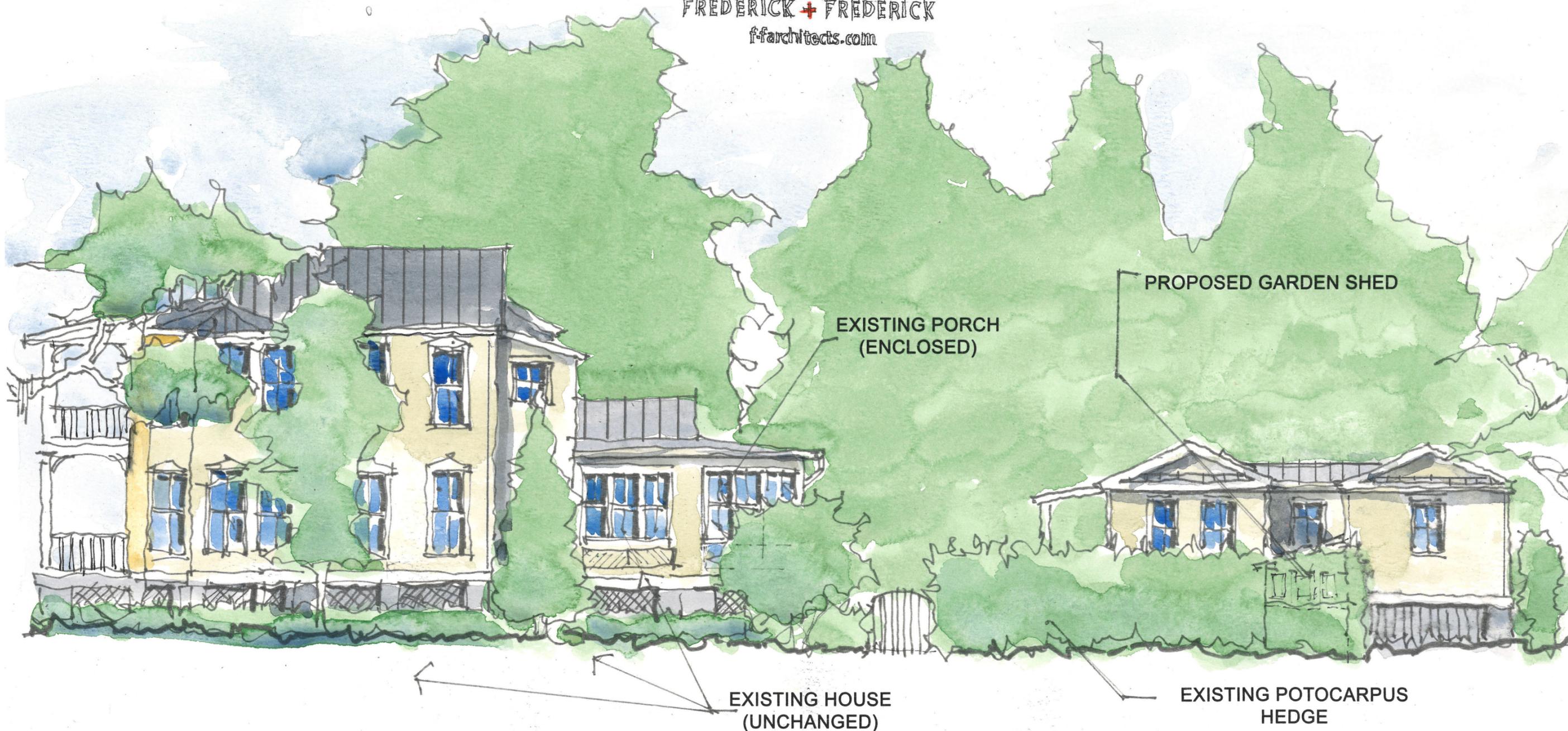


SOUTH ELEVATION  
1/8"=1'-0"

**Gaskin  
House**  
510 Craven St.



FREDERICK + FREDERICK  
ffarchitects.com



WEST ELEVATION  
1/8"=1'-0"

**Gaskin  
House**  
510 Craven St.



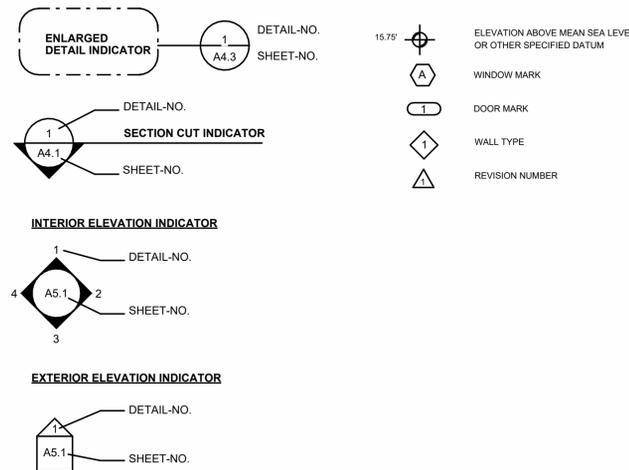
# GASKIN RESIDENCE

510 CRAVEN STREET

## ABBREVIATIONS

ABV. Above	EXT. Exterior	QTY. Quantity
ADJ. Adjacent	F.D. Floor Drain	R. Riser
A.F.F. Above Finish Floor	FL. Floor	R.A.D. Roof Drain
ALUM. Aluminum	F.J. Floor Joist	R.D. Roof Drain
ALT. Alternate	F.R.O.G. Finished Room Over Garage	REF. Reinforcing
ANG. Angle	FT. Foot	REV. Revision
APPROX. Approximate	GA. Gauge	REQD. Required
BD. Board	GALV. Galvanized	R.J. Roof Joist
BLDG. Building	GYP.BD. Gypsum Board	RM. Room
BLKG. Blocking	H.B. Hose Bib	R.O. Rough Opening
BM. Beam	HOWD. Hollow Core Wood	SCHED. Schedule
BSMT. Basement	H.M. Hollow Metal	S.C.W. Solid Core Wood
BOT. Bottom	HORIZ. Horizontal	S.F. Square Foot
CAB. Cabinet	HGT. Height	SH. Shelf
C. Center Line	KIT. Kitchen	SHT. Sheet
C.T. Ceramic Tile	LAM. Laminate	SIM. Similar
CLG. Ceiling	LAV. Lavatory	S.M.P. Solid Masonry Pier
CLO. Closet	LT. Light	SPEC. Specification
CM. Centimeter	MAS. Masonry	SQ. Square
CMU. Concrete Masonry Unit	MAX. Maximum	S.S. Stainless Steel
C.O. Caser Opening	MECH. Mechanical	STD. Standard
COL. Column	MEMB. Membrane	STL. Steel
CCNC. Concrete	MET. Metal	SUSP. Suspended
CONT. Continuous	MFR. Manufacturer	T. Tread
DEPT. Department	MIN. Minimum	TEL. Telephone
DTL. Detail	MISC. Miscellaneous	THK. Thick
D.F. Drinking Fountain	M.O. Masonry Opening	THRES. Threshold
DIA. Diameter	N.I.C. Not in Contract	THRU. Through
DIM. Dimension	N.T.S. Not To Scale	T.O.P. Top of Plate
DN. Down	O.C. On Center	T.O.S. Top of Steel
DS. Down Spout	O.D. Outside Diameter	T.O.SH. Top of Sheathing
DWG. Drawing	OPNG. Opening	T.O.SL. Top of Slab
EA. Each	OPT. Optional	TYP. Typical
E.J. Expansion Joint	P.C. Precast	UN. Unless Otherwise Noted
EL. Elevation	PL. Plate	VCT. Vinyl Composition Tile
ELEC. Electrical	P.LAM. Plastic Laminate	VERT. Vertical
EMER. Emergency	P.P. Pressure Treated	V.I.F. Verify in Field
EQ. Equal	PLYVD. Plywood	W. With
EQUIP. Equipment	PR. Pair	WD. Wood
E.W. Each Way	P.S.F. Pounds Per Square Foot	W/O. Without
EXIST. Existing	P.S.I. Pounds Per Square Inch	WP. Waterproofing
	PTD. Painted	WT. Weight
	P.V.C. Polyvinyl Chloride	WWF. Welded Wire Fabric

## SYMBOLS



## SPECIFICATIONS

## INDEX OF DRAWINGS

Sheet Number	Sheet Name
0.0	TITLE SHEET
A1.0	SITE PLAN AND EXISTING SURVEY
A2.1	PLANS
A3.1	ELEVATIONS
A3.2	3D VIEWS
A4.1	BUILDING AND WALL SECTIONS

## MATERIALS

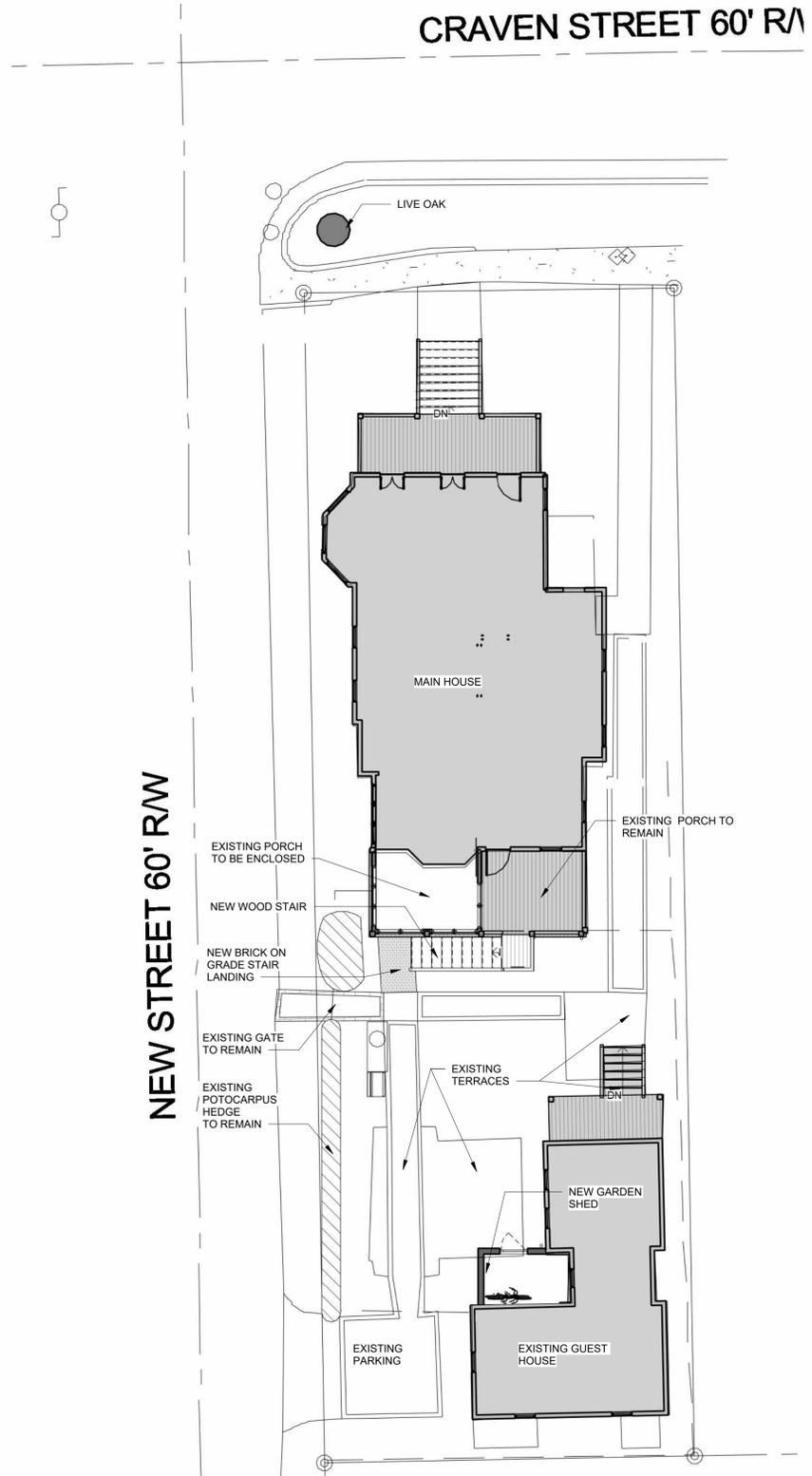
EARTH	ROUGH LUMBER CONTINUOUS	GYPSUM WALLBOARD (LARGE SCALE)
GRAVEL	ROUGH LUMBER BLOCKING	ACOUSTIC TILE
CONCRETE	FINISH WOOD	CARPET & PAD
C.M.U.	INSULATION BATTS	WATERPROOFING, FELT, FLASHING, ETC.
BRICK	RIGID INSULATION	GYPSUM WALLBOARD (ELEVATION)
STEEL	PLYWOOD (LARGE SCALE)	BRICK (ELEVATION)
	PLYWOOD (SMALL SCALE)	HORIZONTAL SIDING (ELEVATION)
		ROOF SHINGLES (ELEVATION)

## LOCATOR MAP

## BUILDING INFORMATION

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1 SITE PLAN  
1" = 10'-0"



SITE PLAN AND EXISTING SURVEY  
**GASKIN RESIDENCE**  
 510 CRAVEN STREET

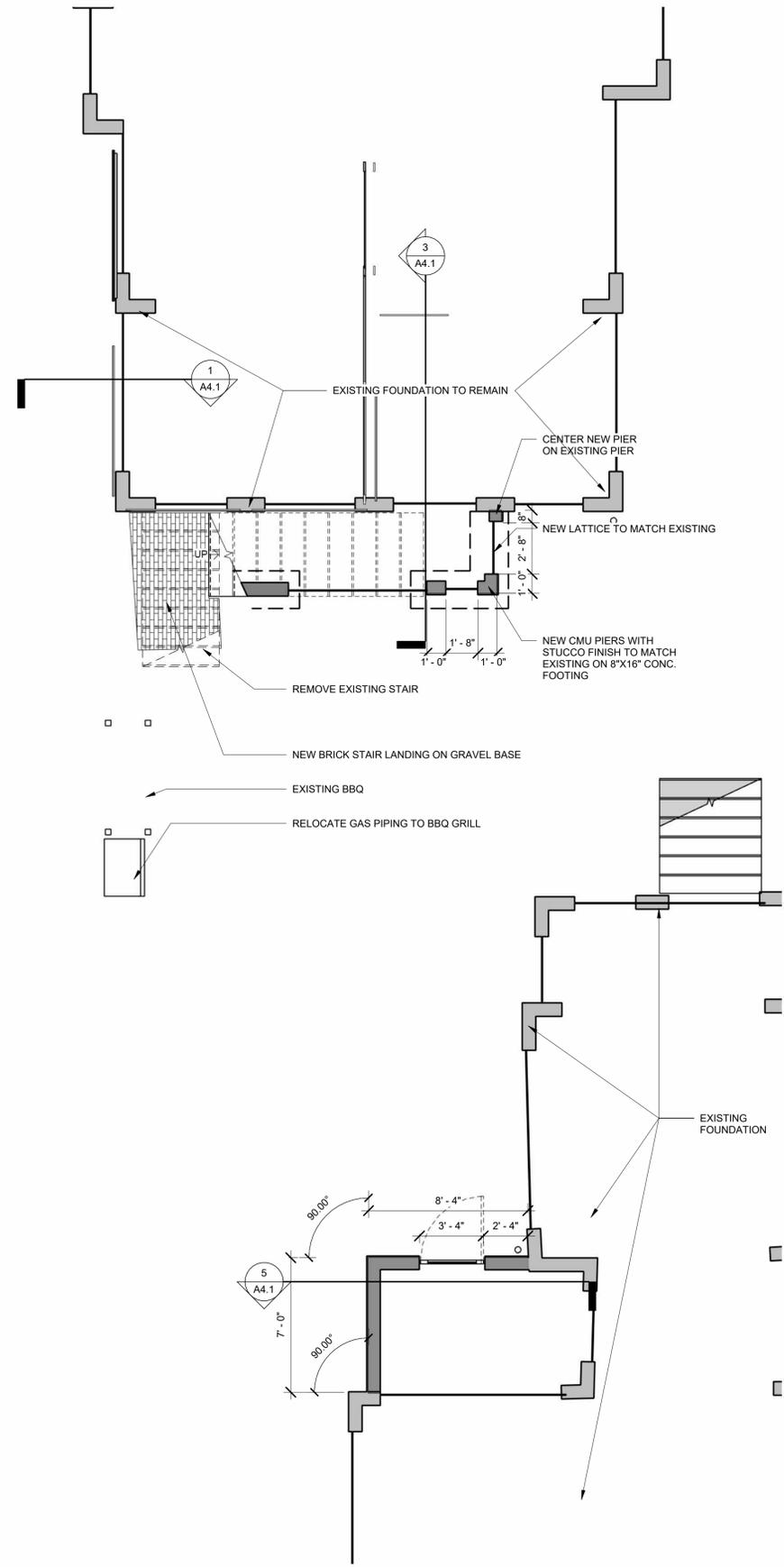
2.28.2025  
 HRB  
 REVIEW

NOT FOR  
 CONSTRUCTION

**A1.0**

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2/28/2025 11:05:21 AM



1 FOUNDATION  
1/4" = 1'-0"



FOUNDATION PLAN  
**GASKIN RESIDENCE**  
 510 CRAVEN STREET

2.28.2025  
HRB  
REVIEW

NOT FOR  
CONSTRUCTION

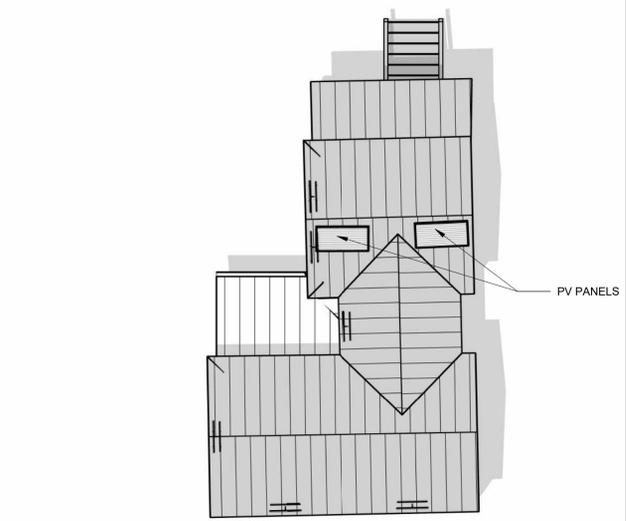
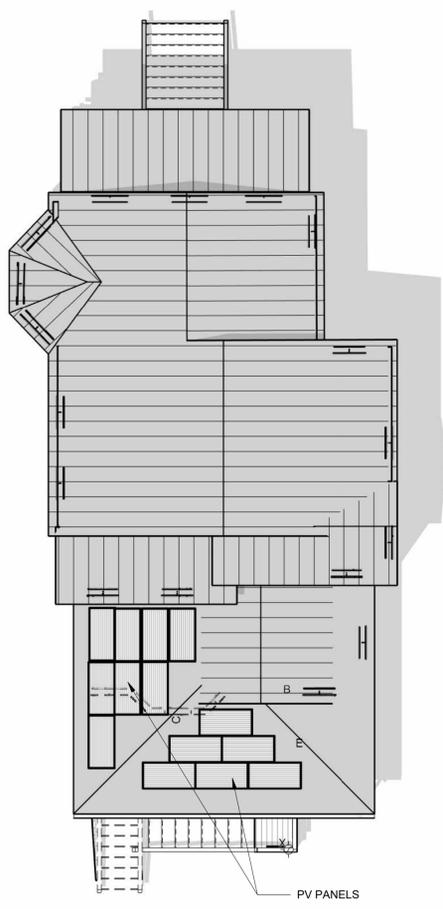
**A2.0**

PLANS  
**GASKIN RESIDENCE**  
 510 CRAVEN STREET

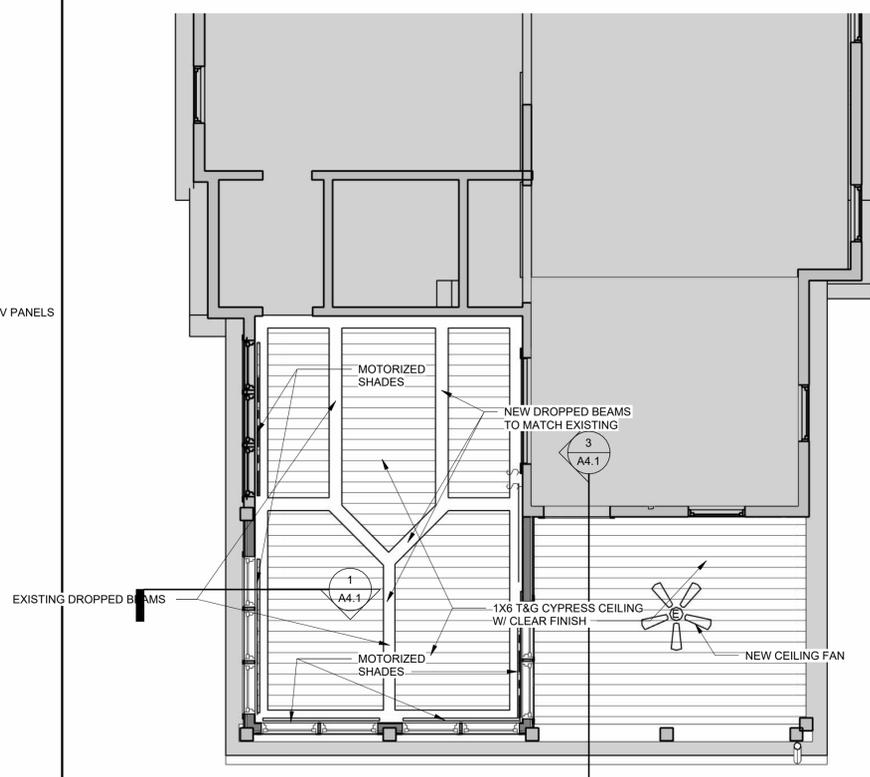
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NOT FOR  
 CONSTRUCTION

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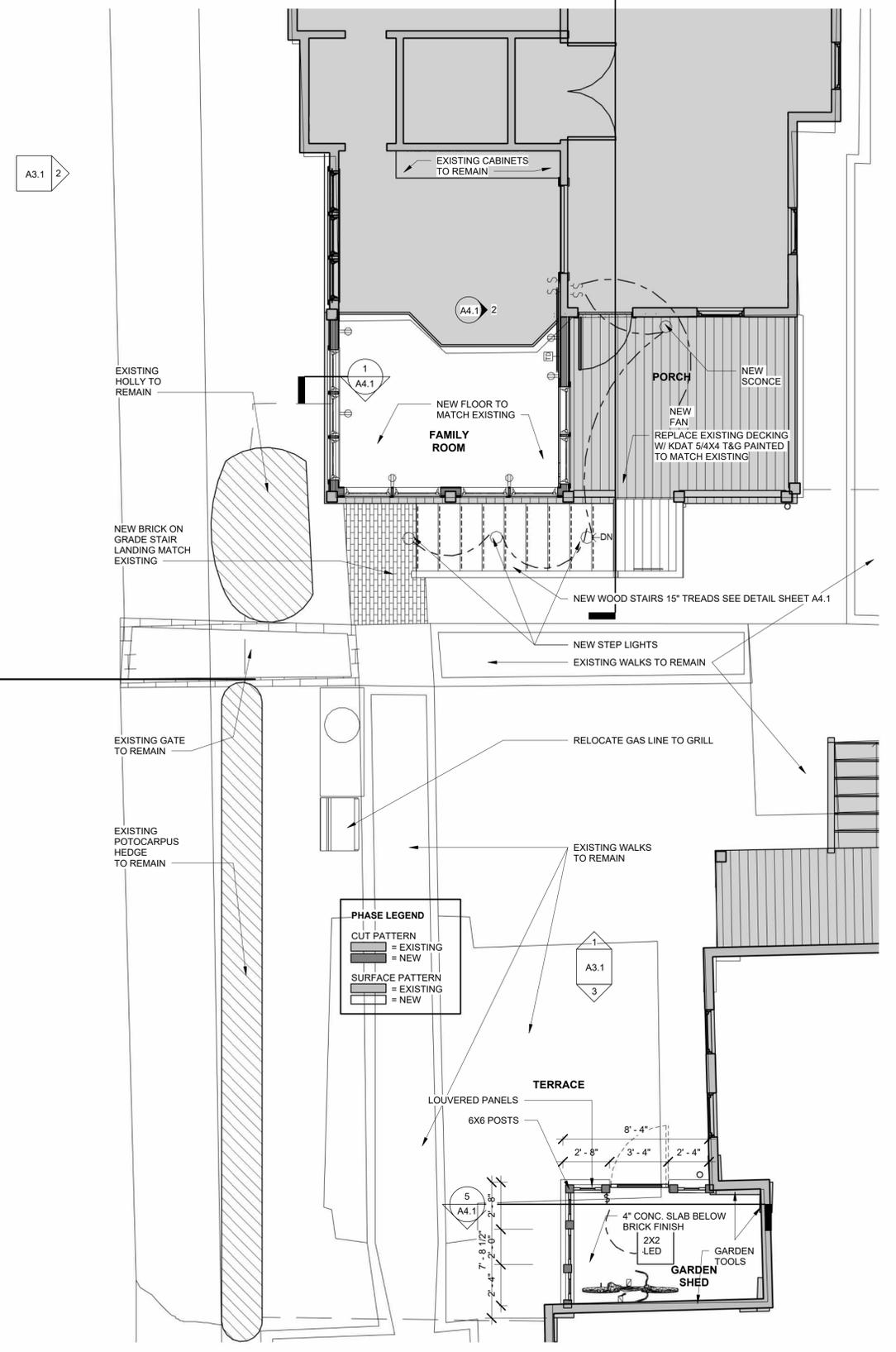


② ROOF PLAN  
 1/8" = 1'-0"



③ FIRST FLOOR CEILING PLAN  
 1/4" = 1'-0"

NEW STREET

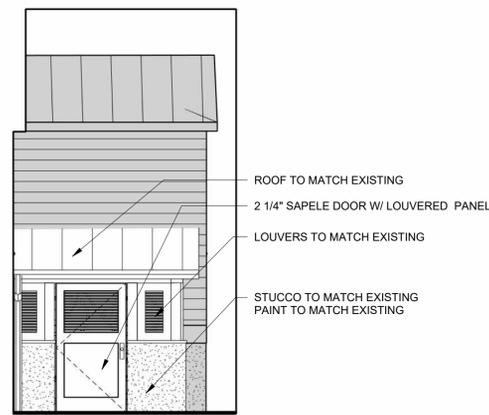


① FIRST FLOOR  
 1/4" = 1'-0"

2/28/2025 11:05:25 AM



① SOUTH ELEVATION  
 1/4" = 1'-0"



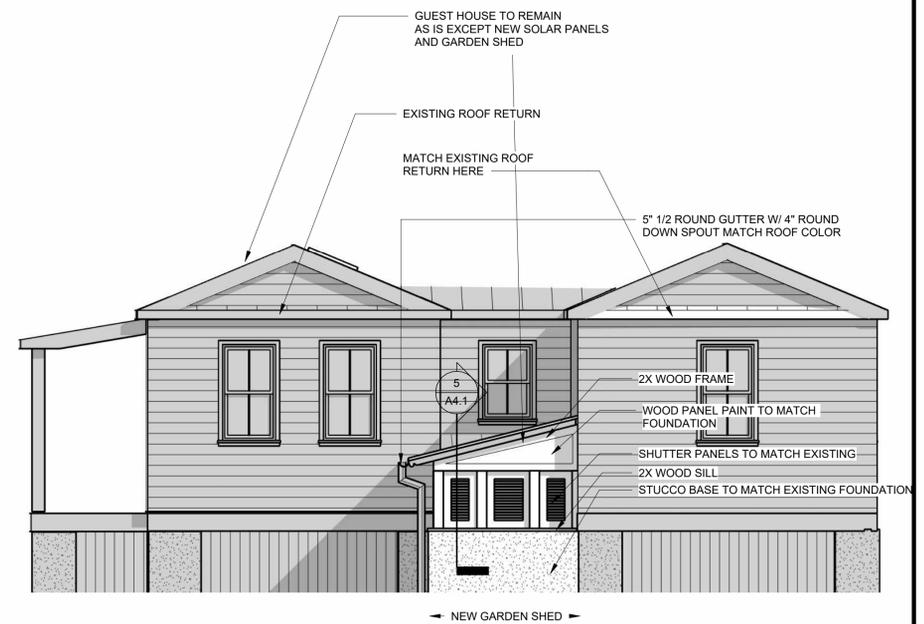
③ NORTH ELEVATION GARDEN SHED  
 1/4" = 1'-0"

**PHASE LEGEND**

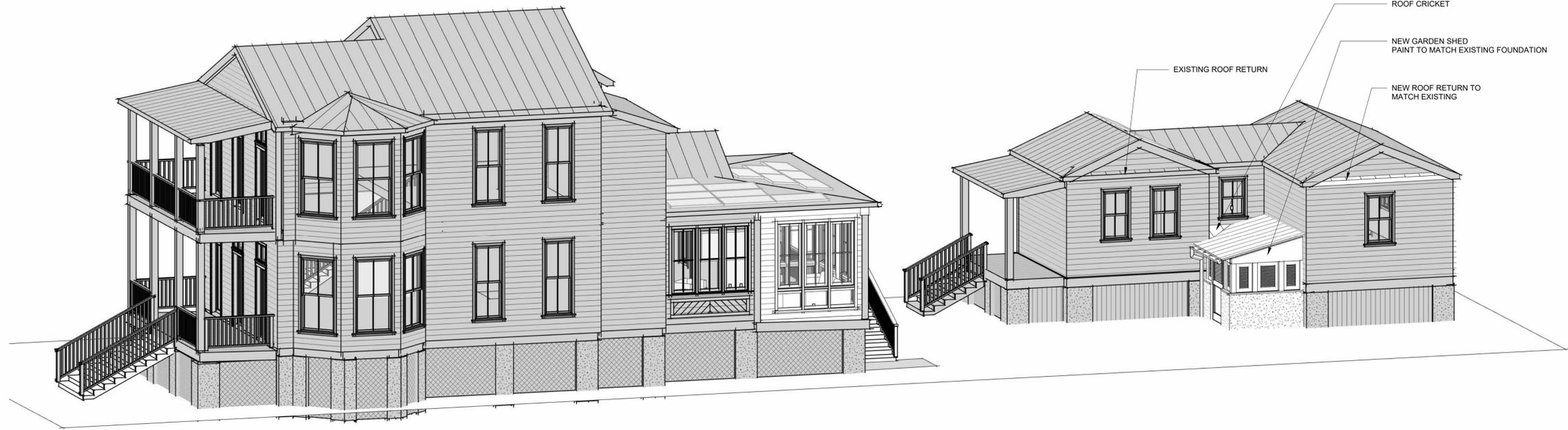
	= EXISTING
	= NEW
	= EXISTING
	= NEW



② WEST ELEVATION  
 1/4" = 1'-0"

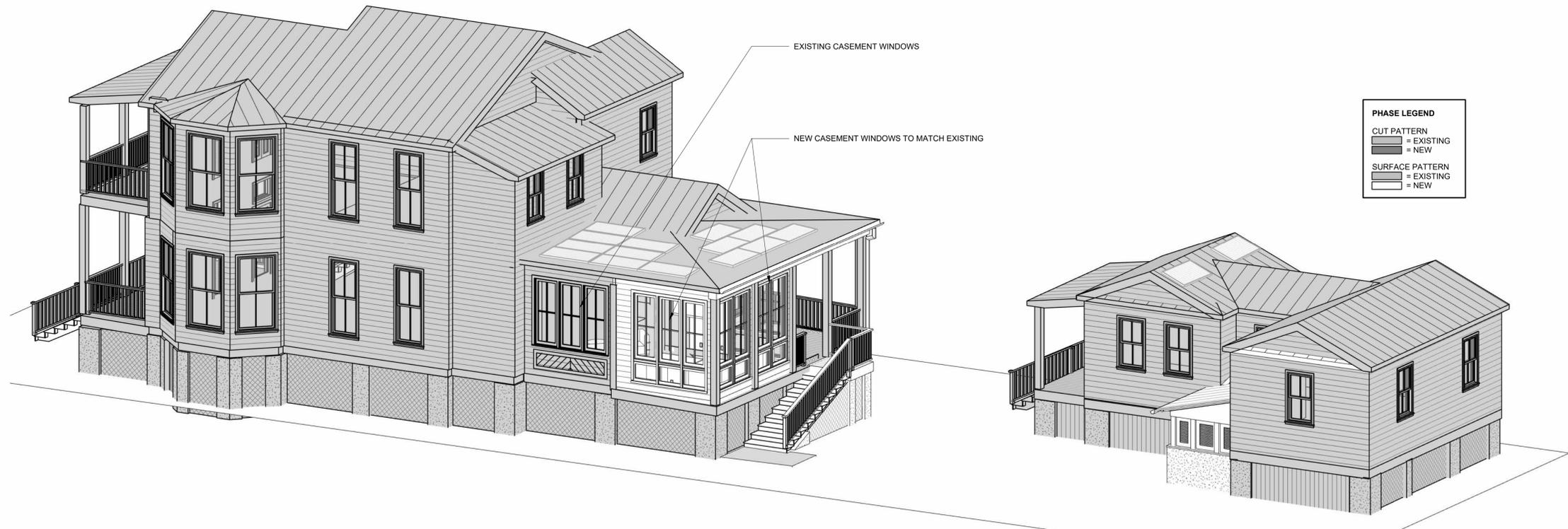


← NEW GARDEN SHED →

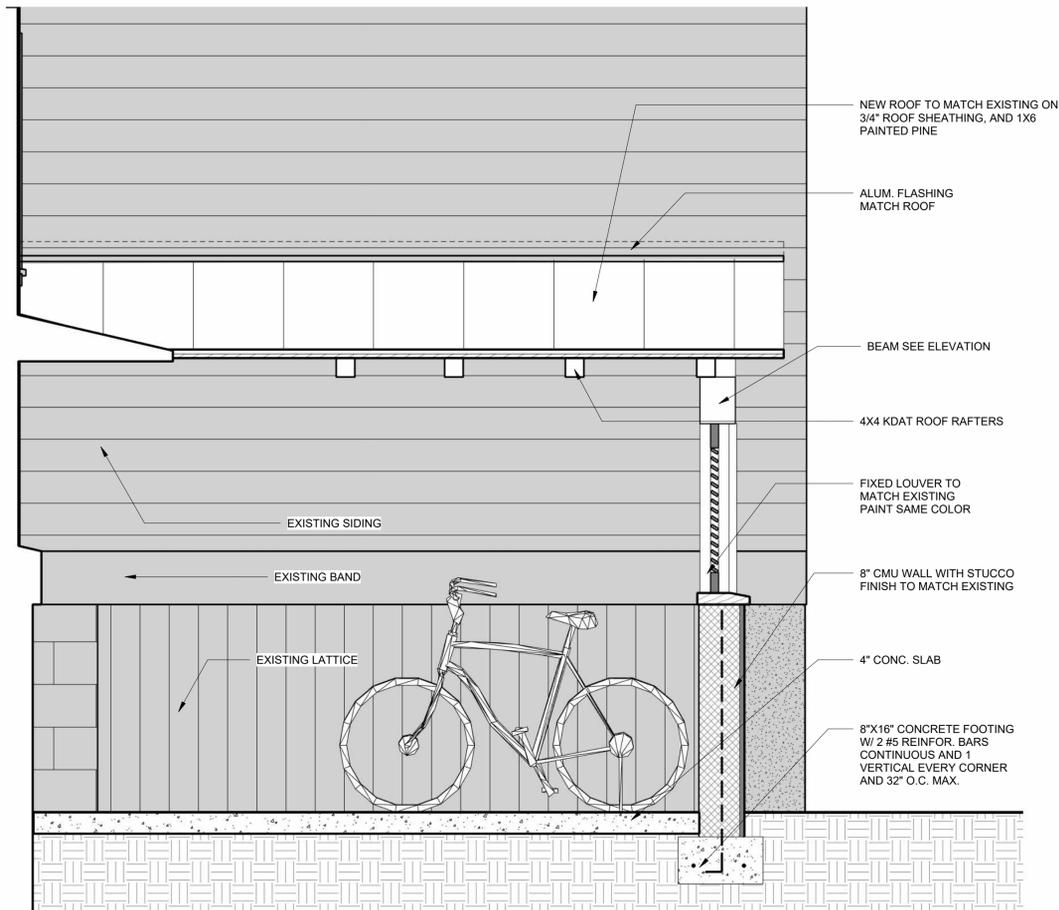


② SOUTHEAST 3D VIEW

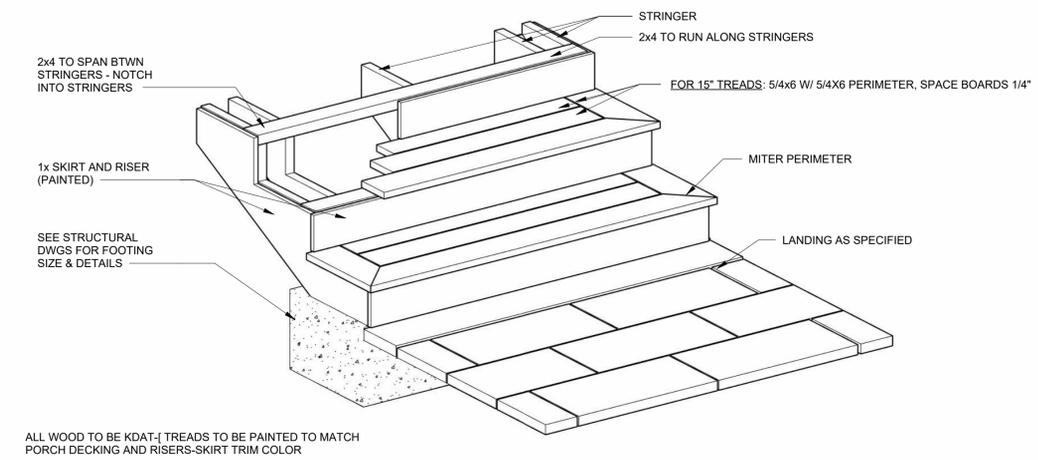
SEE TYPICAL WALL SECTION (4/A4.1) AND DETAIL SHEETS FOR DETAILS.



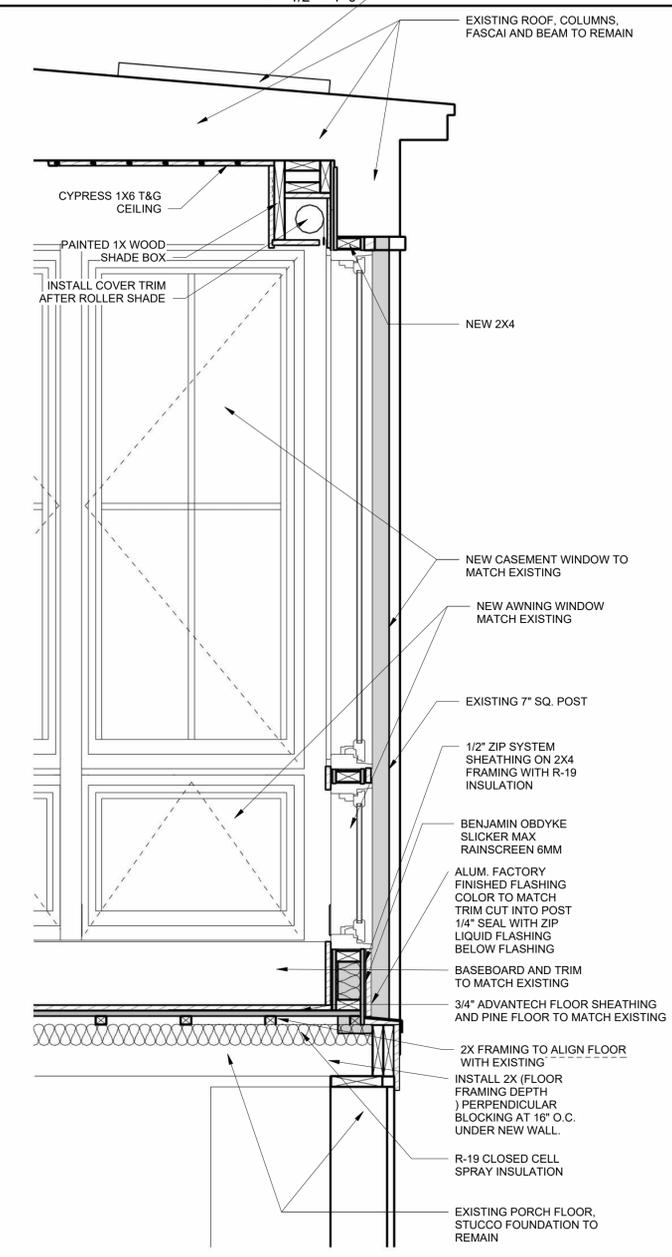
① NORTHEAST 3D VIEW



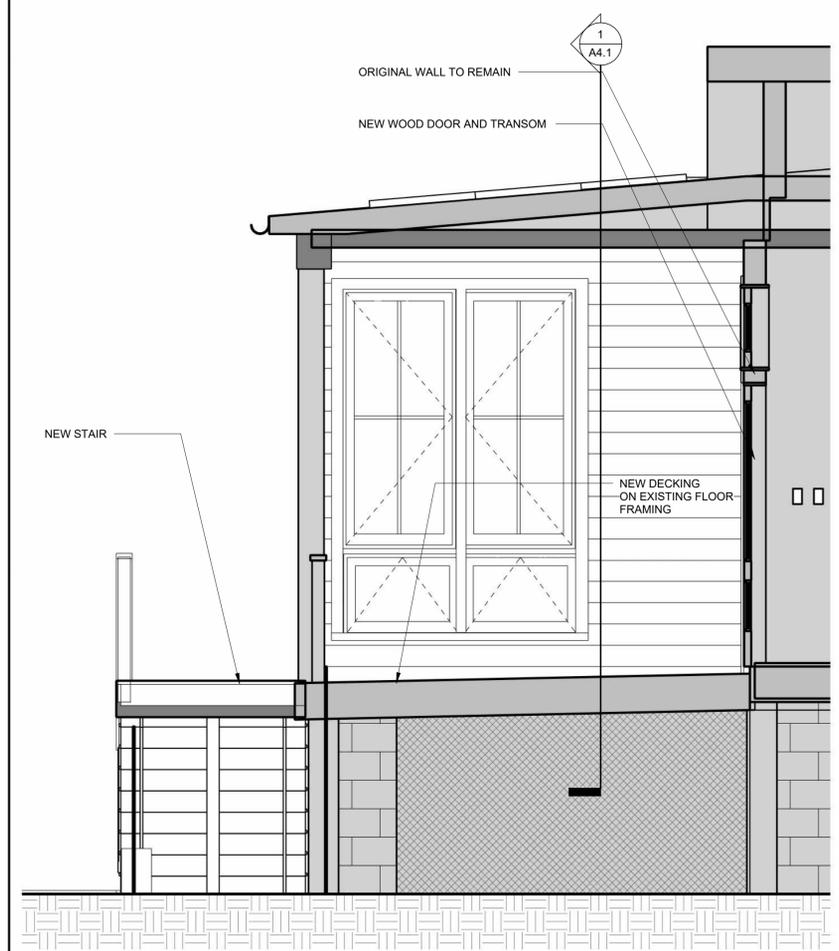
5 SECTION AT GARDEN SHED  
3/4" = 1'-0"



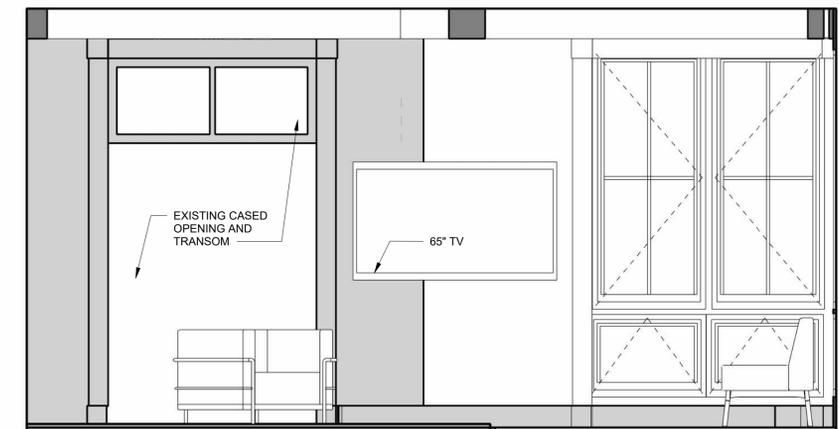
4 EXTERIOR WOOD STAIR  
1/2" = 1'-0"



1 SECTION AT NEW WINDOWS  
1" = 1'-0"

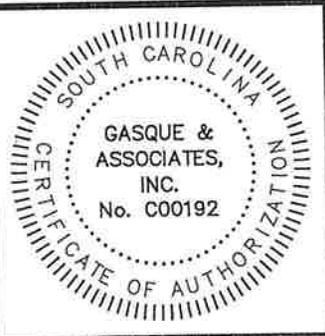


3 SECTION AT EXISTING PORCH  
1/2" = 1'-0"



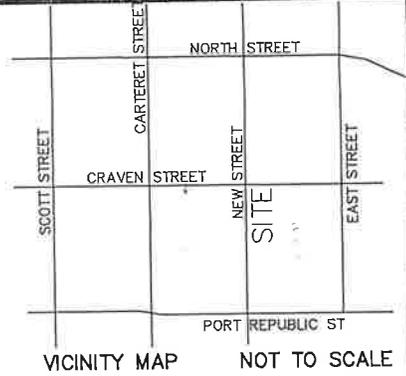
2 FAMILY ROOM EAST WALL  
1/2" = 1'-0"

2/28/2025 11:05:26 AM



**GASQUE & ASSOCIATES INC.**  
**LAND SURVEYORS & PLANNERS**

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
P.O. BOX 1363, BEAUFORT, S.C.  
PHONE (843) 522-1798

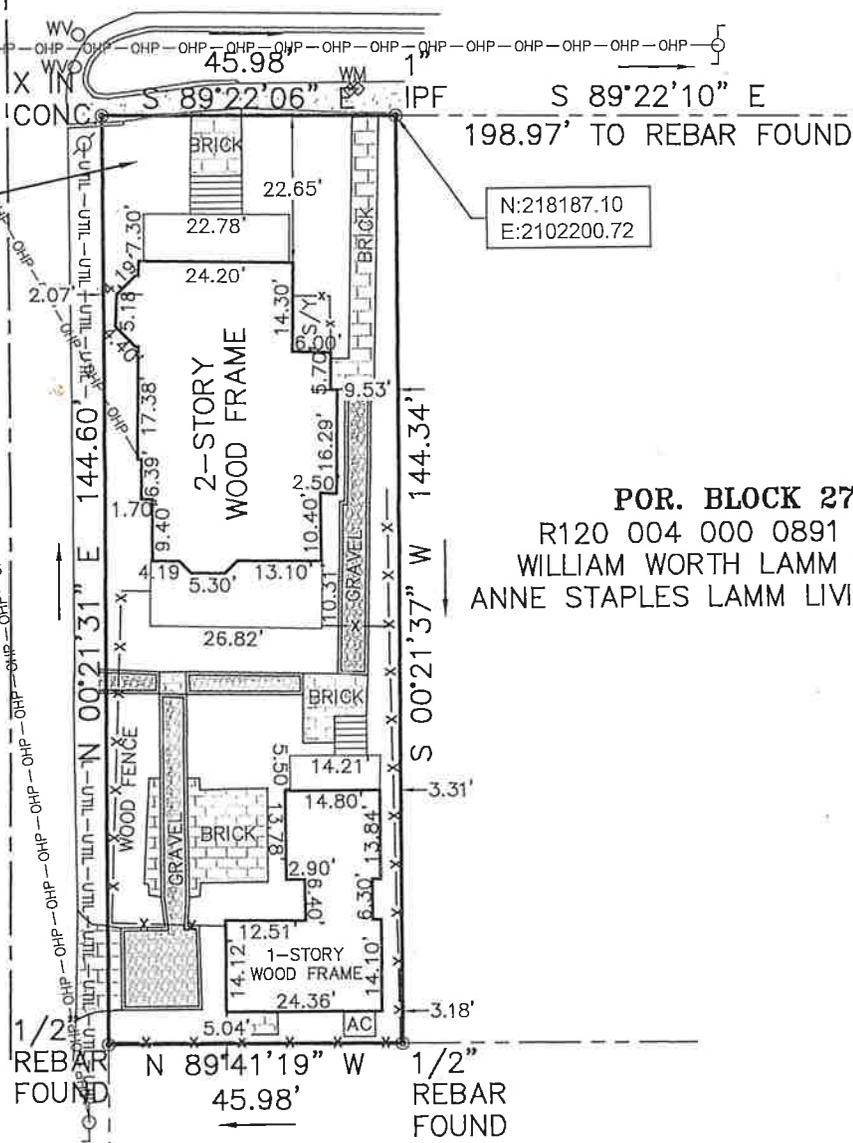


**CRAVEN STREET 60' R/W**

**NW COR. BLOCK 27**  
**R120 004 000 0890 0000**  
6,642 Sq. Feet  
0.15 Acres



**NEW STREET 60' R/W**



**POR. BLOCK 27**  
**R120 004 000 0891 0000**  
WILLIAM WORTH LAMM III AND  
ANNE STAPLES LAMM LIVING TRUST

**R120 004 000 0895 0000**  
DANIEL U. HARRELL, JR.  
LAURIE A. FARRIOR  
DAVID P. JR. D/B/A BAY POINT

**ASBUILT SURVEY PREPARED FOR**  
**IRVINE A. GASKIN TRUST**

BEING THE NORTHWESTERN CORNER OF BLOCK 27, CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA, AS SHOWN ON A PLAT BY R.D. TROGDON, JR. DATED MAY 14, 1982 AND RECORDED IN DEED BOOK 347 AT PAGE 636 IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA.  
TAX MAP NUMBER R120 004 000 0890 0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.

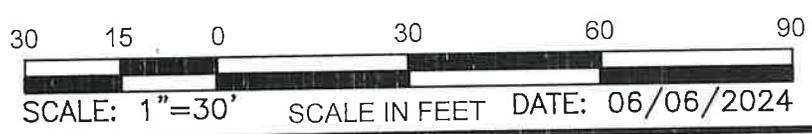
BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" SHADED & "AE" EL. 8' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013C0166G DATED MARCH 23, 2021. (1988 NAVD)

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO IRVINE A. GASKIN TRUST 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 THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

*David E. Gasque*  
6-4-24



DAVID E. GASQUE, R.L.S. JOB # 60037  
S.C. REGISTRATION NUMBER 10506 FB#1155/WG DSGN#6  
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

6

4

GRAVEN

Nov. 1899  
**BEAUFORT**  
S.C.

4

EAST (ECL)

Market Ho.

48  
(11)

37  
(10)

27  
(31)

PORT REPUBLIC

38  
(13)

28

River

SCOTT

3

CARTERET

NEW

BAY

ST.

49  
(12)

WASHINGTON ENG. CO.

6

GRAVEN

4

20

EAST (ECL)

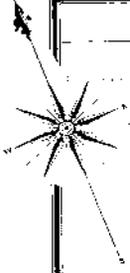
N. CHRISTENSEN  
PLANING MILL.

PORT REPUBLIC

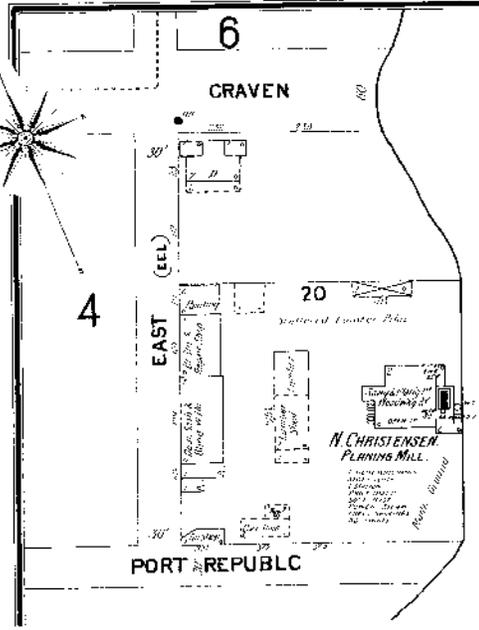
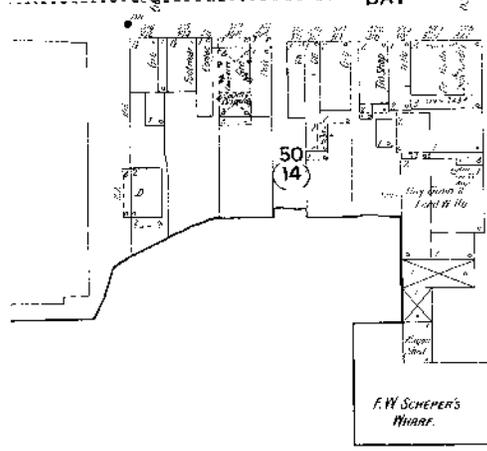
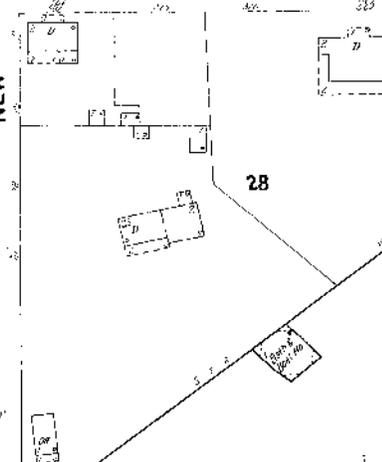
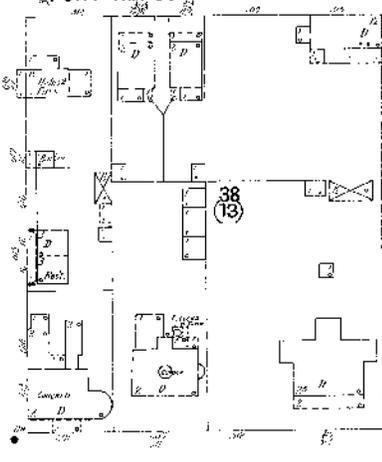
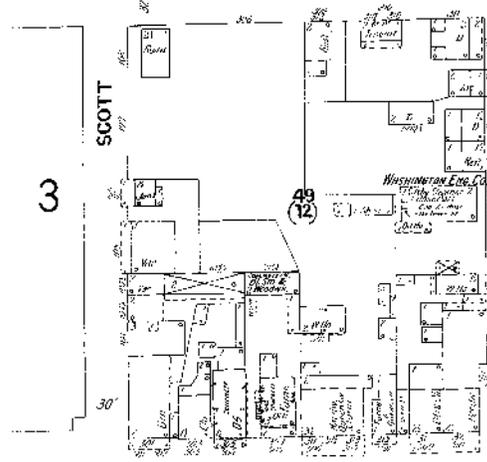
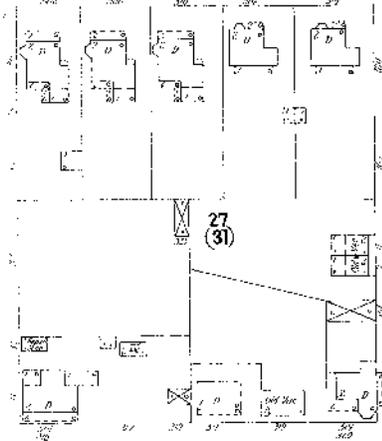
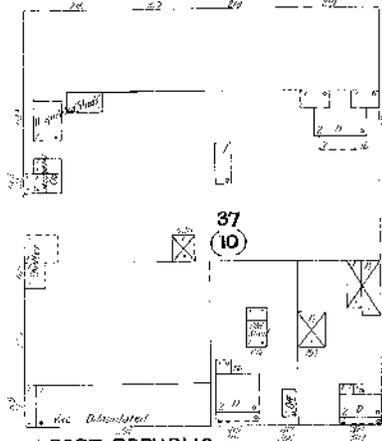
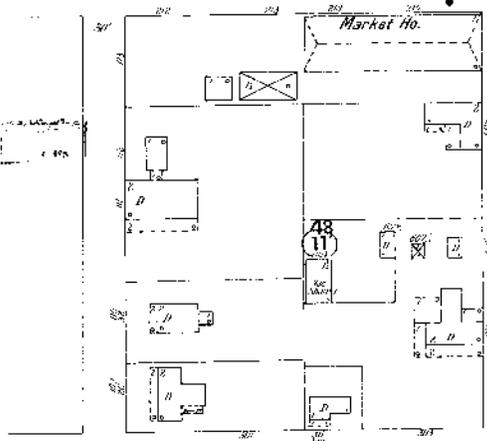
Beaufort River

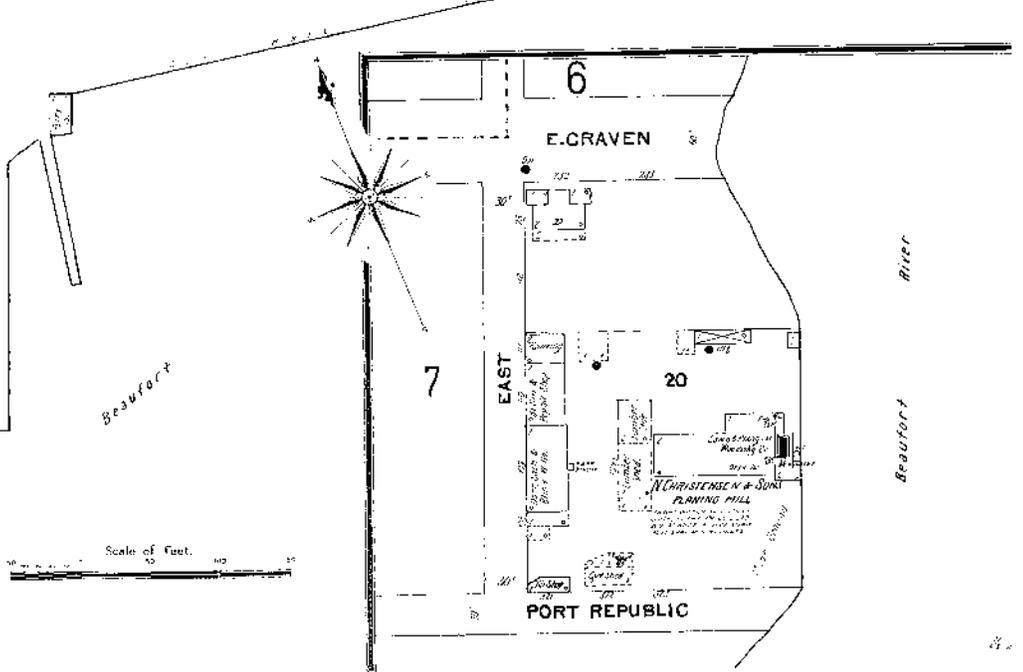
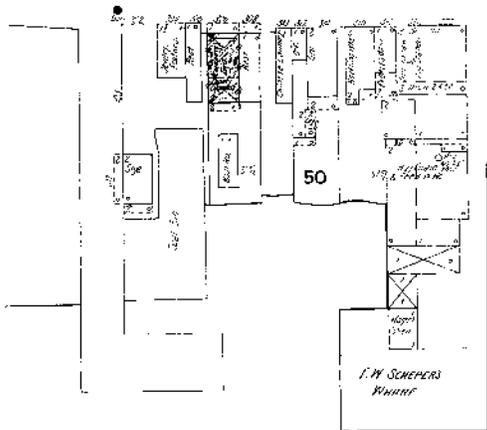
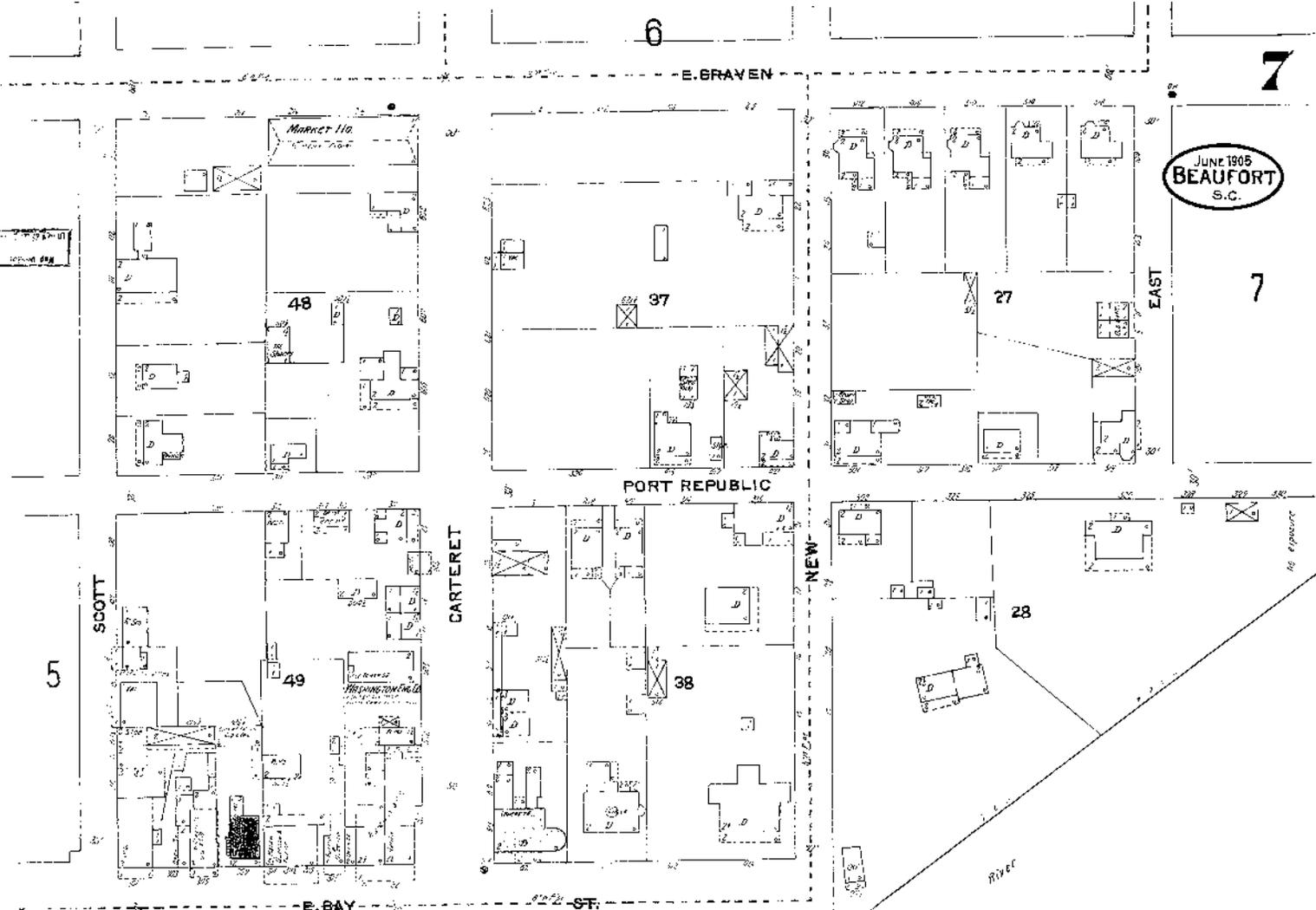
F. W. SCHEPERS  
WHARR.

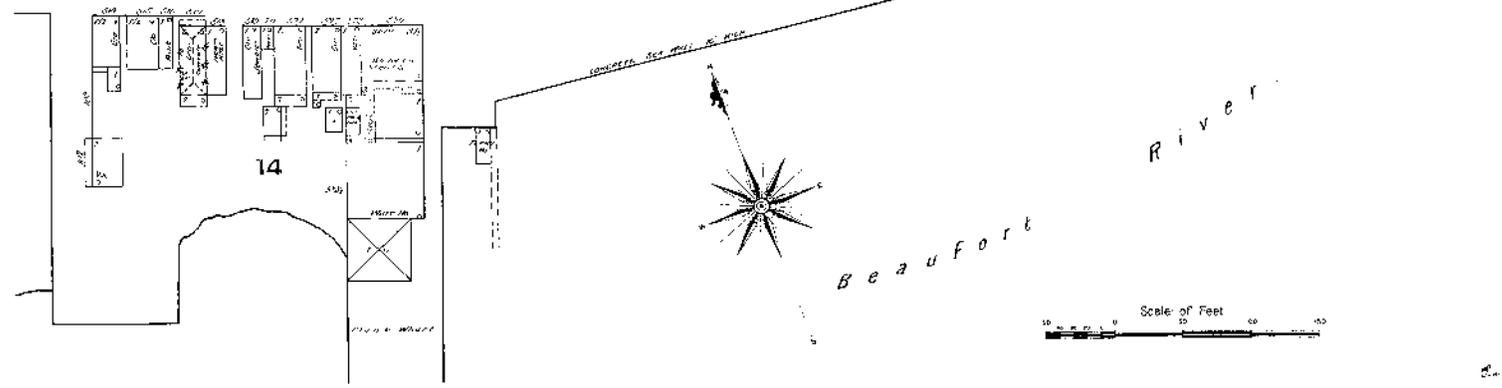
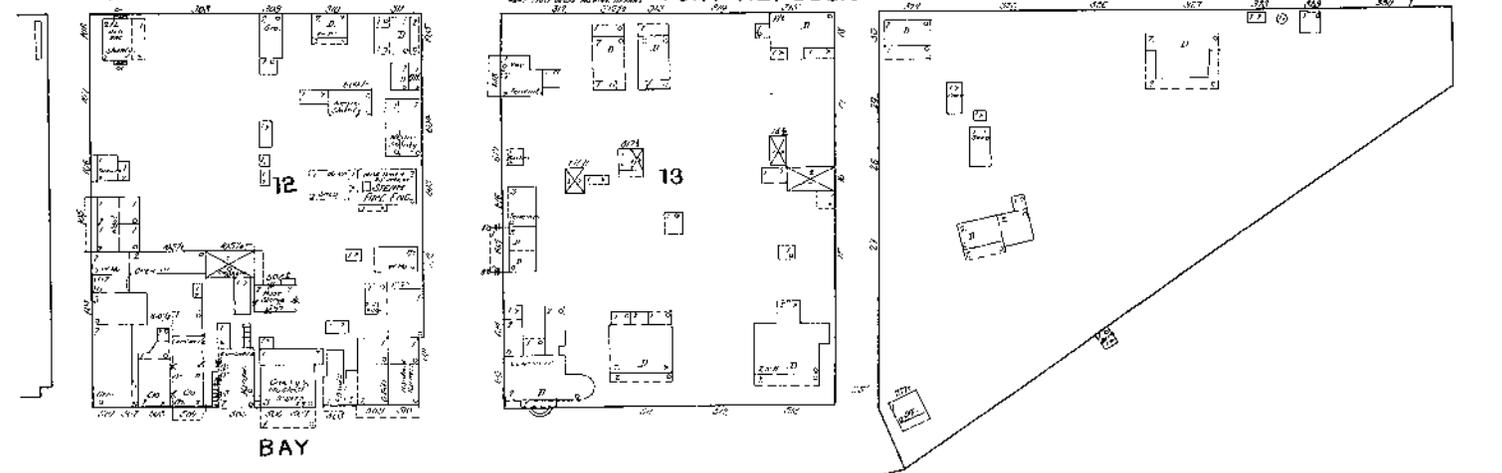
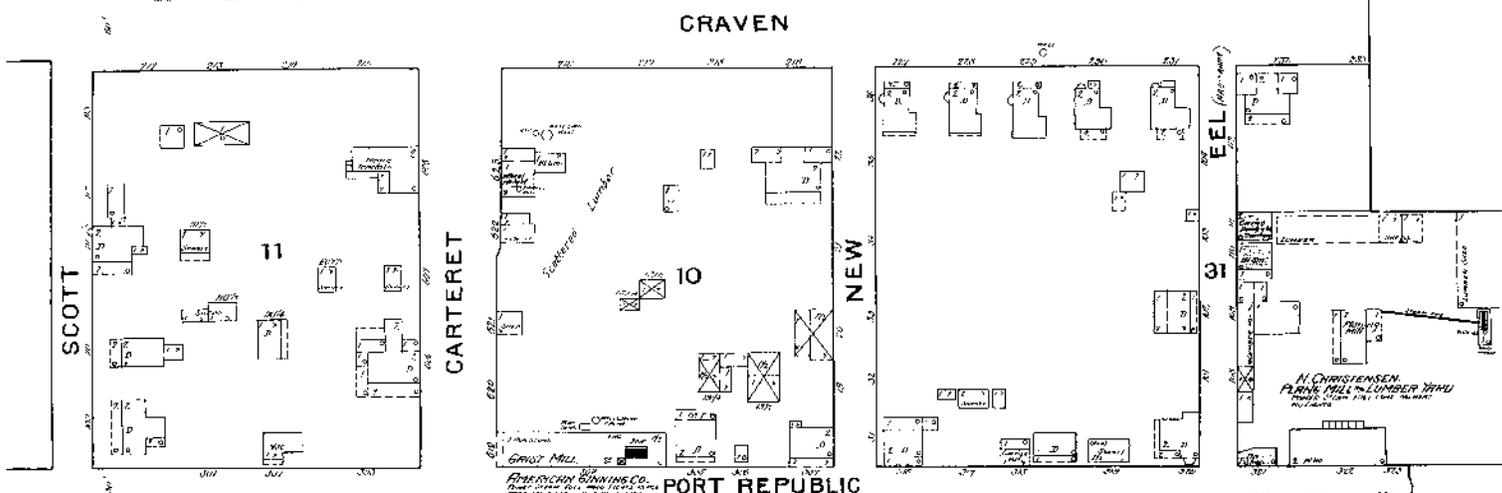
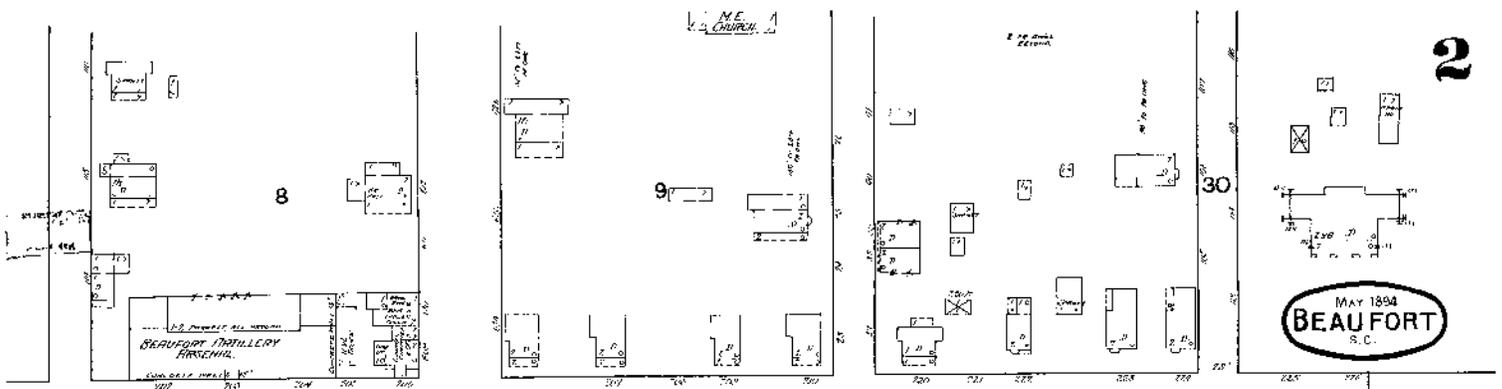
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(14)

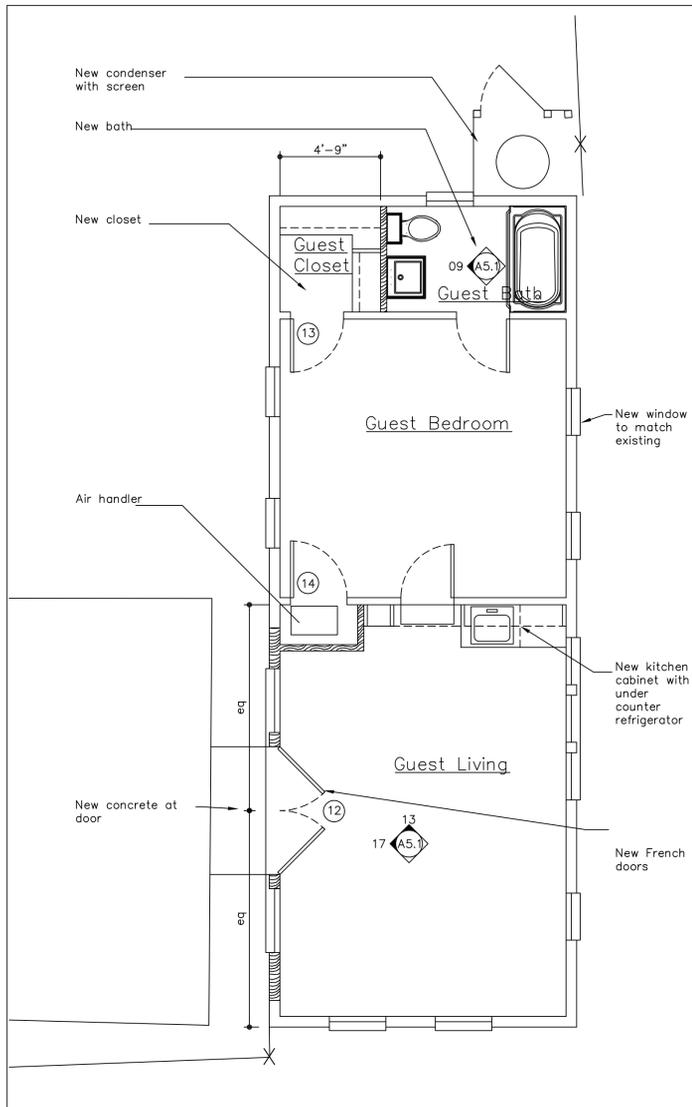


Scale of feet  
0 20 40 60 80 100 120 140 160





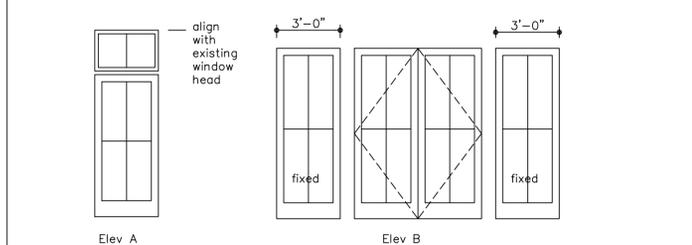




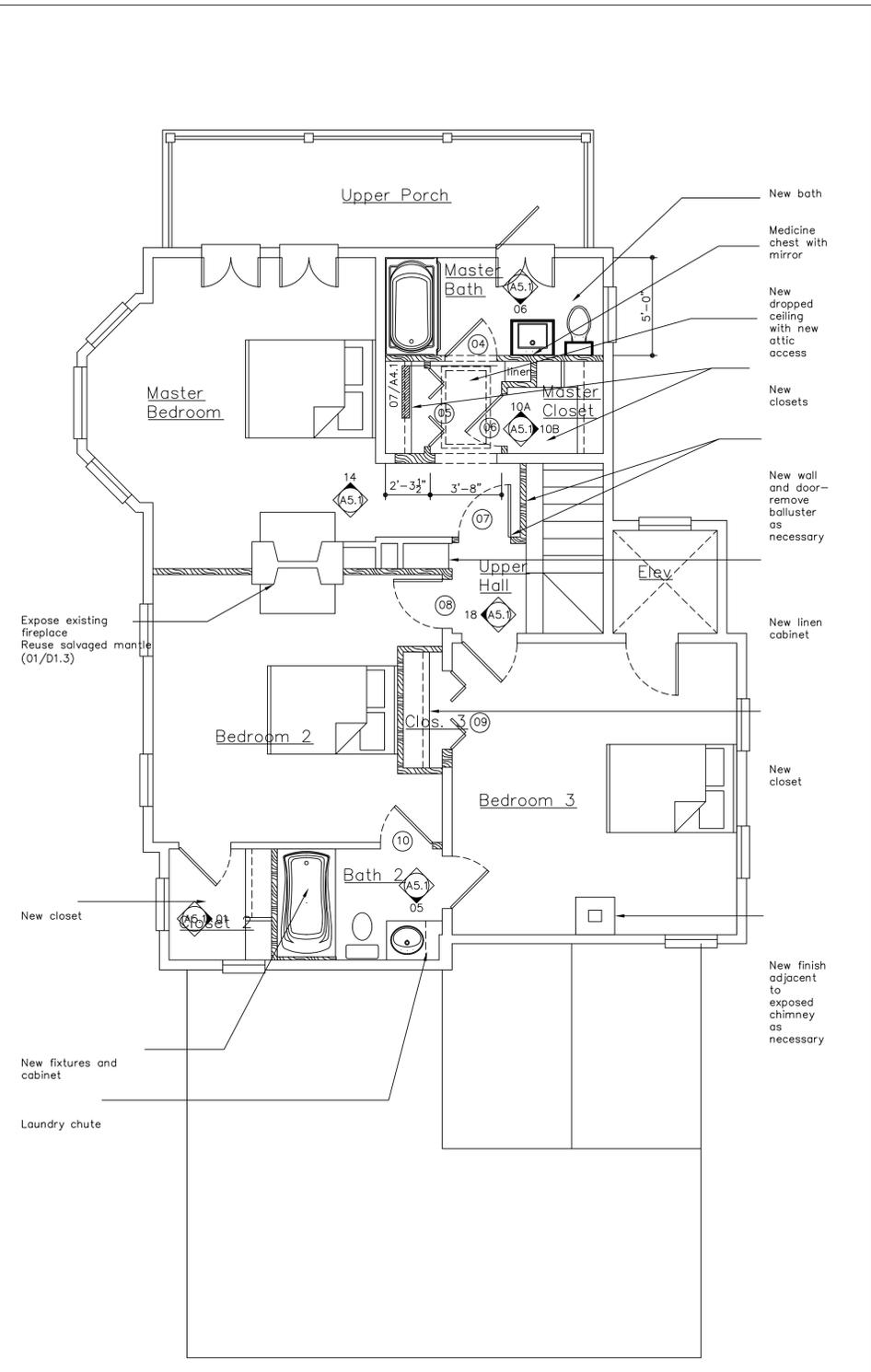
Floor Plan - Guest House 1/4"=1'-0" 15

TAG	SIZE	TYPE	ELEV	MATERIAL	DP RATING	NOTES
01	3'-0" x 6'-8"	Swing	A	Wood & Glass	45	Exterior w/ Transom
02	6'-8" x 6'-8"	Swing	A	Wood & Glass	45	Exterior w/ Transom
03	4'-0" x 4'-0"	Pocket	---	Wood	---	Notes 1,2,3 and 7
04	---	Swing	---	Wood	---	Note 4
05	(2) 2'-0" x 6'-8"	Bifold	---	Wood	---	Note 1
06	6'-8"	Swing	---	Wood	---	Note 9
07	---	Swing	---	Wood	---	Note 5
08	---	Swing	---	Wood	---	Note 3
09	(2) 2'-0" x 6'-8"	Bifold	---	Wood	---	Note 1
10	6'-8"	Swing	---	Wood	---	Note 8
11	omit	---	---	---	---	---
12	(2) 3'-0" x 6'-8"	Swing	---	Wood	---	Exterior with Sidelites
13	2'-8" x 6'-8"	Swing	---	Wood	---	Note 6
14	6'-8" x 6'-8"	Swing	---	Wood	---	Note 6

- Notes:  
 1. Wood door to match interior doors.  
 2. Height to match adjacent doors at floor level.  
 3. Reuse Salvaged door and trim S11  
 4. Reuse salvaged door, transom and trim S9  
 5. Reuse salvaged door and trim S10  
 6. Match door at existing Guest Bath (Re 15/A2.1)  
 7. Pocket doors- 1 door 1 panel width; 1 door 2 panel widths; reuse Salvaged trim-Kitchen side.  
 8. Reuse salvaged door and trim S4  
 9. Reuse salvaged door S5



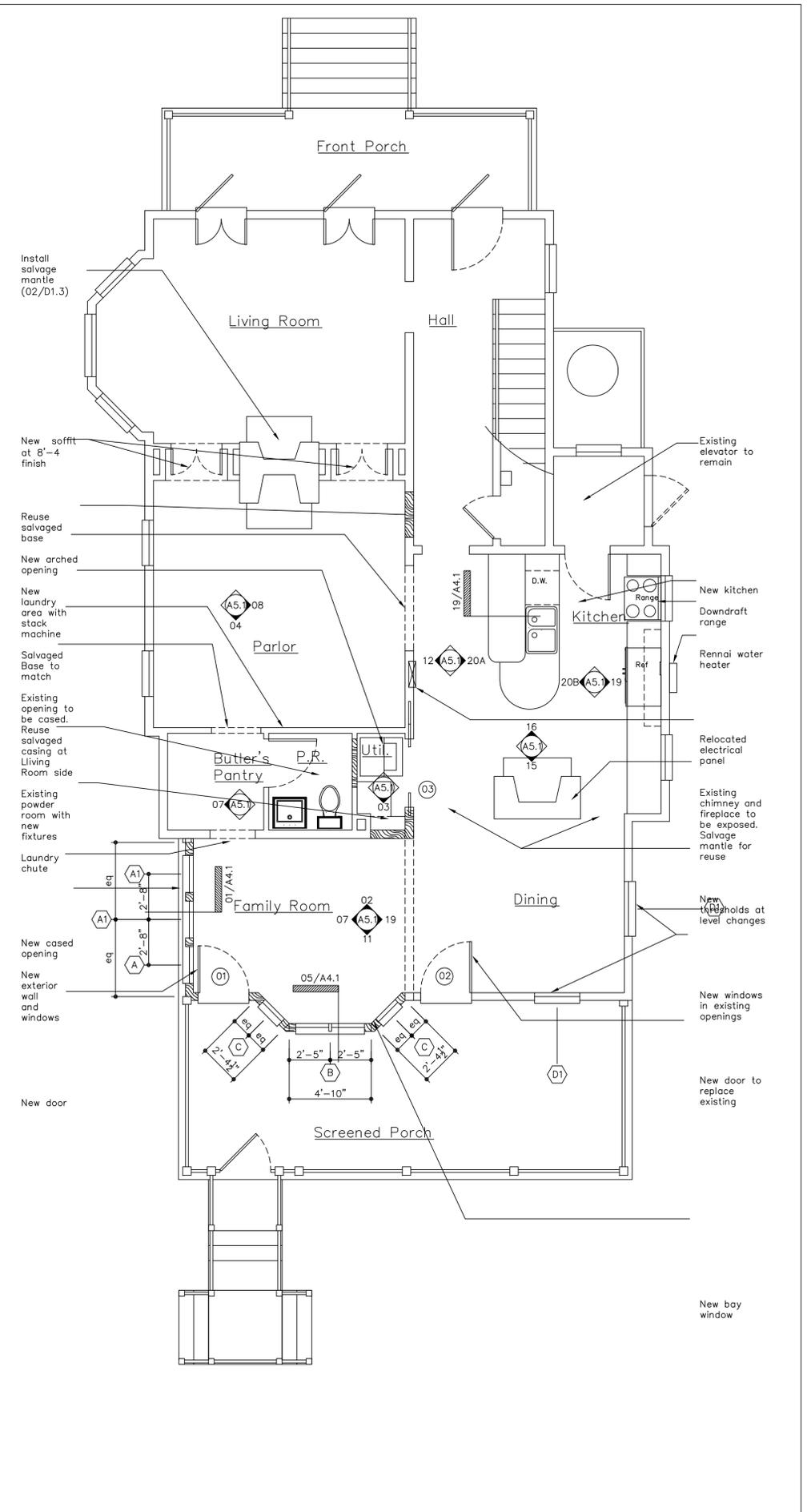
Door Schedule 1/4"=1'-0" 13



Second Floor Plan - Main House 1/4"=1'-0" 10

TAG	R.O. SIZE	MODEL #	TYPE	MANUF.	DP R.T.G.	NOTES
A	2'-5" x 6'-1"	11-2068	Casement	Weathershield	35	
A1	2'-5" x 6'-1"	11-2068	Casement	Weathershield	45	
B	4'-5" 5/8" x 6'-9"	21-20x3	Double Hung	Weathershield	35	
C	1'-10" 5/16" x 6'-9" 5/8"	P1-16x3	Double Hung	Weathershield	35	
D1	Existing	6	Hung	Weathershield	45	Note 3

Window Schedule 1/4"=1'-0" 09



First Floor Plan - Main House 1/4"=1'-0" 01

Demolition Plans and Elevations  
Renovations to the Drew Residence

510 Craven Street  
Beaufort, South Carolina

**D1.1**

Project No: 164  
Drawn By: AM  
Checked By: RM  
© 2005 All Rights Reserved



North Elevation 1/8"=1'-0" 20



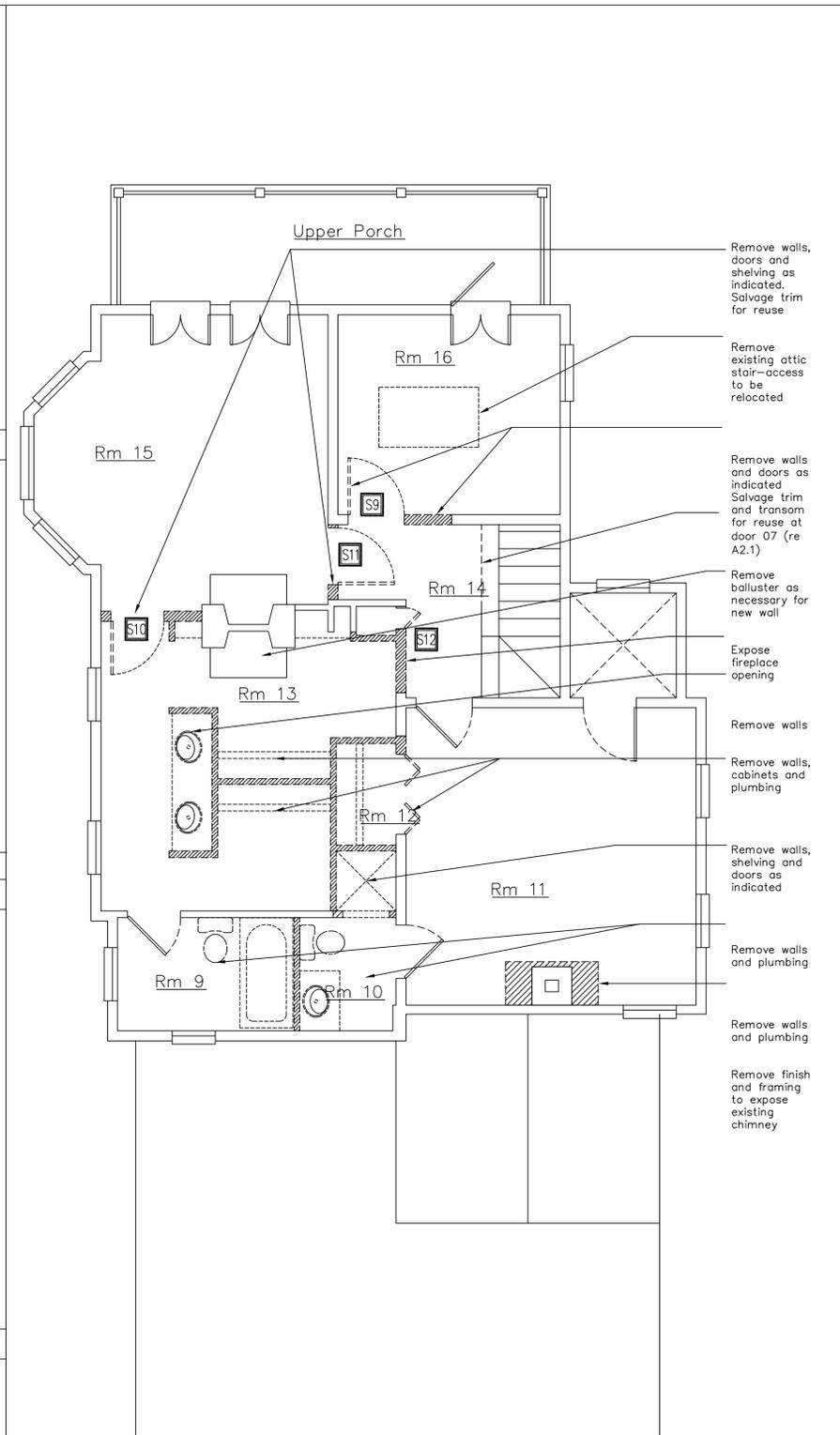
West Elevation 1/8"=1'-0" 19



South Elevation 1/8"=1'-0" 18



East Elevation 1/8"=1'-0" 17



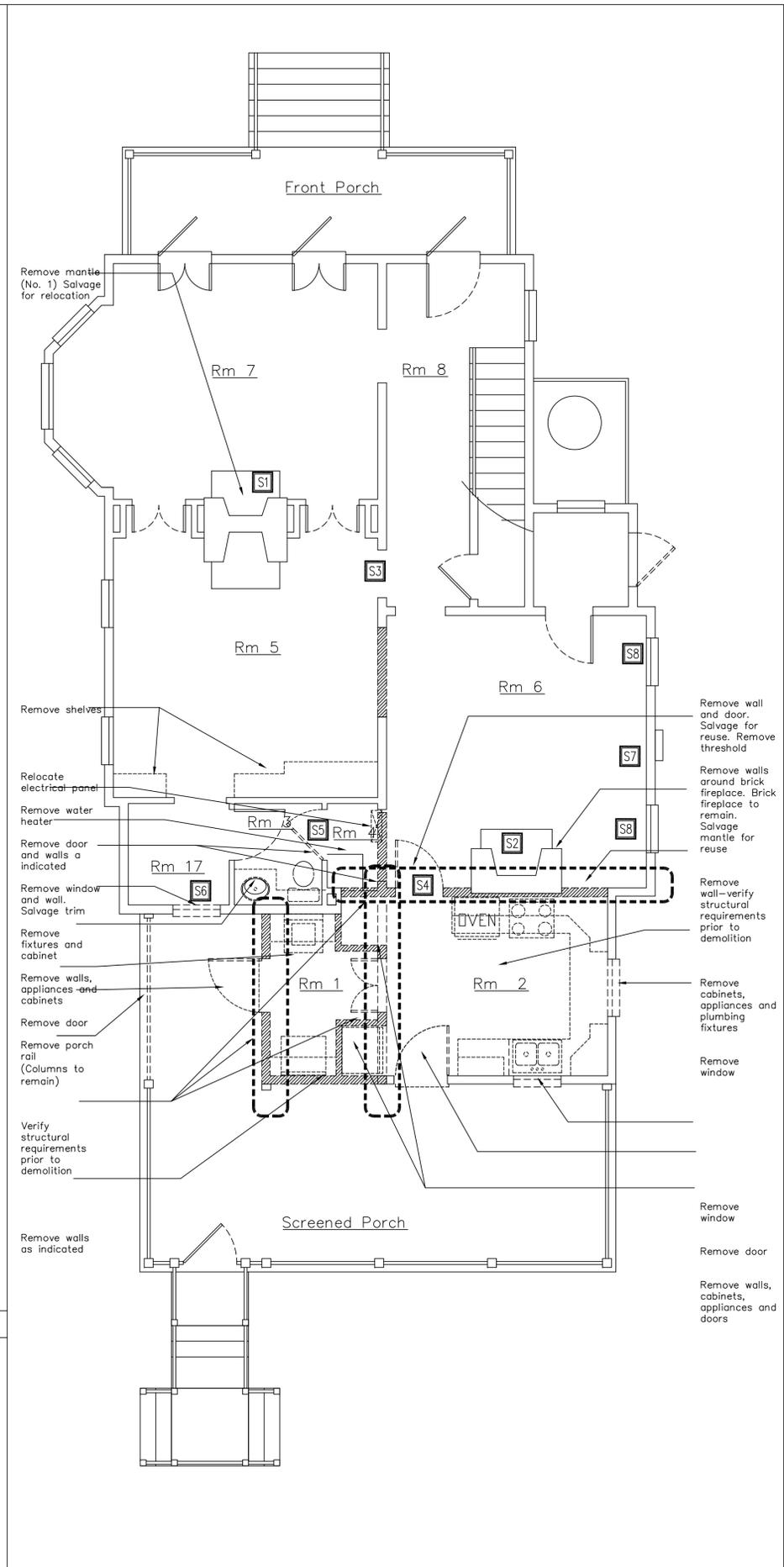
Second Floor Demolition Plan 1/4"=1'-0" 10

**DEMOLITION NOTES:**  
1. VERIFY STRUCTURAL BEARING CONDITIONS AT ALL WALLS NOTED FOR DEMOLITION PRIOR TO COMMENCEMENT.  
2. REMOVE WALLS INCLUDING ALL ASSOCIATED UTILITIES WHICH ARE TO BE ABANDONED AS INDICATED. RELOCATE UTILITIES WHICH SERVE OTHER AREAS TO REMAIN. PATCH ALL DAMAGED FINISHES TO MATCH ADJACENT FINISHES. (SHOWN HATCHED)  
3. REMOVE DOORS AS INDICATED. EXAMINE SUBSTRATE FOR INSECT OR WEATHER DAMAGE. REPLACE STRUCTURE AS REQUIRED.  
4. REMOVE WINDOWS AS INDICATED. SALVAGE FOR RELOCATION.  
5. REMOVE SHOWER, TUB, LAVATORIES AND WATER CLOSETS PER DRAWINGS. REMOVE ALL PLUMBING WHICH IS TO BE ABANDONED.  
6. SAW CUT AND CHIP AWAY EXISTING PATIO AS REQUIRED FOR INSTALLATION OF NEW COLUMNS AT ARBOR. DO NOT DAMAGE ADJACENT CONCRETE TO REMAIN.

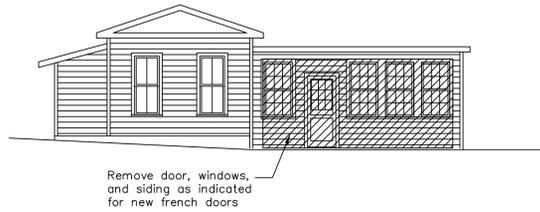
**GENERAL NOTES:**  
1. G.C. TO COORDINATE DEMOLITION OF WALLS AS SHOWN, WITH THE FLOOR PLANS ON SHEETS A2.1 & A3.1. FULL EXTENT OF DEMOLITION SHOULD BE VERIFIED IN THE FIELD PRIOR TO START OF CONSTRUCTION.  
2. HATCHED AREAS TO BE DEMOLISHED.  
3. ALL DEMOLITION WORK SHALL BE DONE SO AS NOT TO DISTURB EXISTING CONSTRUCTION TO REMAIN.  
4. INSPECT ALL EXISTING STRUCTURE AND FINISH MATERIALS FOR WEATHER AND INSECT DAMAGE. STRUCTURAL ELEMENTS ARE TO BE REPLACED AS REQUIRED. DAMAGED FINISH MATERIALS SHOULD BE REMOVED PRIOR TO PROCEEDING.  
5. COORDINATE WITH OWNER CONCERNING MATERIALS AND EQUIPMENT WHICH ARE TO BE SALVAGED FOR EITHER SALE OR REUSE BY THE OWNER.

Demolition Notes 13

General Notes 09



First Floor Demolition Plan 1/4"=1'-0" 01



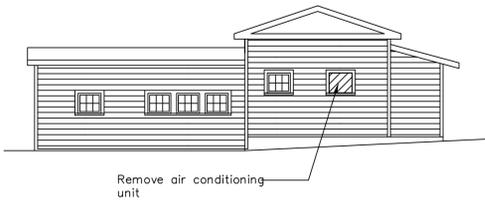
Guest House- West Elevation

1/8"=1'-0" 16



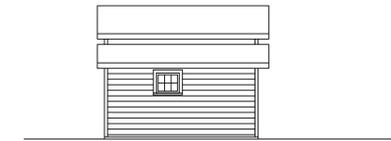
Guest House- South Elevation

1/8"=1'-0" 12



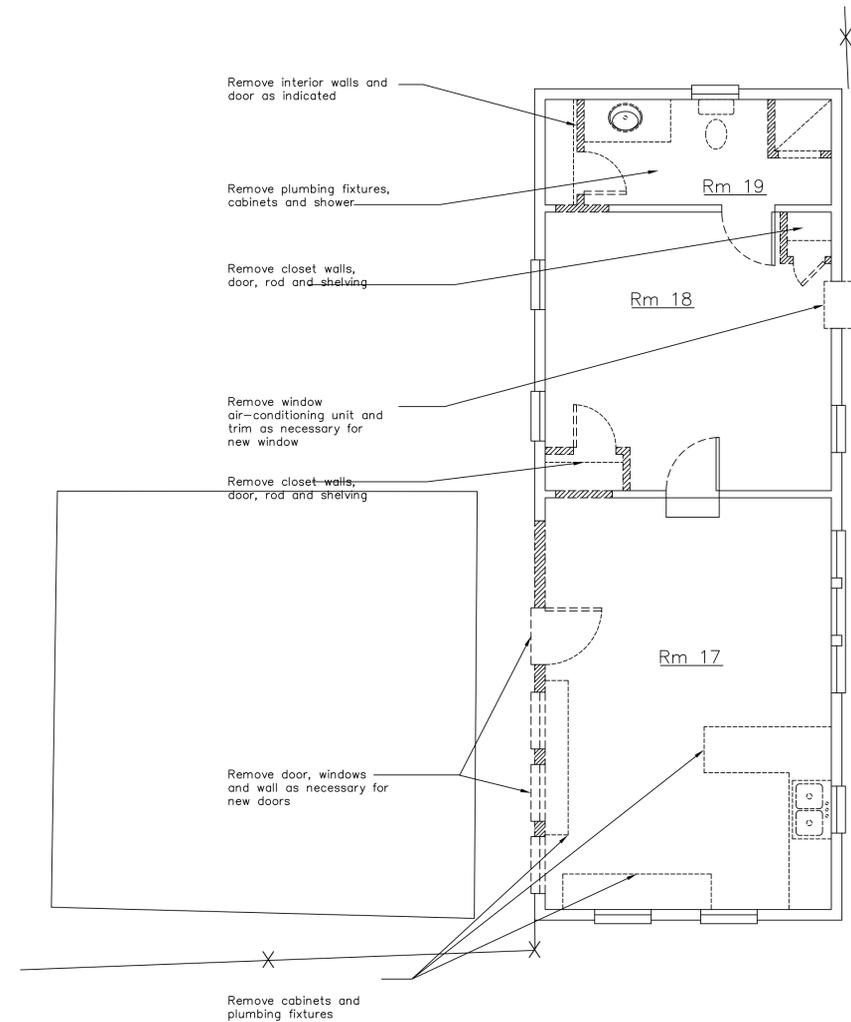
Guest House- East Elevation

1/8"=1'-0" 15



Guest House- North Elevation

1/8"=1'-0" 11



Floor Plan- Guest House

1/4"=1'-0" 02

**DEMOLITION NOTES:**  
 1. VERIFY STRUCTURAL BEARING CONDITIONS AT ALL WALLS NOTED FOR DEMOLITION PRIOR TO COMMENCEMENT.  
 2. REMOVE WALLS INCLUDING ALL ASSOCIATED UTILITIES WHICH ARE TO BE ABANDONED AS INDICATED. RELOCATE UTILITIES WHICH SERVE OTHER AREAS TO REMAIN. PATCH ALL DAMAGED FINISHES TO MATCH ADJACENT FINISHES. (SHOWN HATCHED)  
 3. REMOVE DOORS AS INDICATED. EXAMINE SUBSTRATE FOR INSECT OR WEATHER DAMAGE. REPLACE STRUCTURE AS REQUIRED.  
 4. REMOVE WINDOWS AS INDICATED. SALVAGE FOR RELOCATION.  
 5. REMOVE SHOWER, TUB, LAVATORIES AND WATER CLOSETS PER DRAWINGS. REMOVE ALL PLUMBING WHICH IS TO BE ABANDONED.  
 6. SAW CUT AND CHIP AWAY EXISTING PATIO AS REQUIRED FOR INSTALLATION OF NEW COLUMNS AT ARBOR. DO NOT DAMAGE ADJACENT CONCRETE TO REMAIN.  
 7. REMOVE EXISTING CABINETS, SINK AND

**GENERAL NOTES:**  
 1. G.C. TO COORDINATE DEMOLITION OF WALLS AS SHOWN, WITH THE FLOOR PLANS ON SHEETS A2.1 & A3.1. FULL EXTENT OF DEMOLITION SHOULD BE VERIFIED IN THE FIELD PRIOR TO START OF CONSTRUCTION.  
 2. HATCHED AREAS TO BE DEMOLISHED.  
 3. ALL DEMOLITION WORK SHALL BE DONE SO AS NOT TO DISTURB EXISTING CONSTRUCTION TO REMAIN.  
 4. INSPECT ALL EXISTING STRUCTURE AND FINISH MATERIALS FOR WEATHER AND INSECT DAMAGE. STRUCTURAL ELEMENTS ARE TO BE REPLACED AS REQUIRED. DAMAGED FINISH MATERIALS SHOULD BE REMOVED PRIOR TO PROCEEDING.  
 5. COORDINATE WITH OWNER CONCERNING MATERIALS AND EQUIPMENT WHICH ARE TO BE SALVAGED FOR EITHER SALE OR REUSE BY THE OWNER.  
 6. REMOVE SPECIMEN VEGETATION AS IDENTIFIED BY OWNER AND MOUND ON SITE TO BE REPLANTED UPON JOB COMPLETION.

Demolition Notes

General Notes

Fixture "B"

Darlana Small Tall Bracketed Wall Lantern

Item # CHO 2086BZ

Designer: Chapman & Myers

Height: 21.25"

Width: 7.5"

Extension: 9.75"

Backplate: 4" x 13" Rectangle

Finishes: BZ

Glass Options: CG

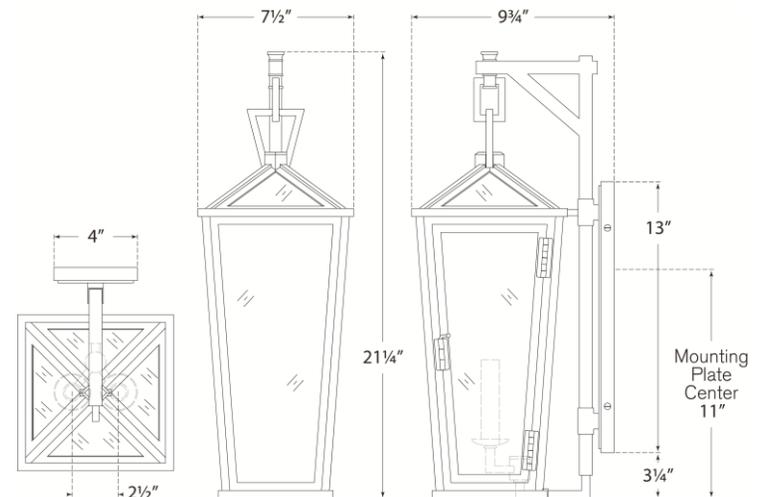
Socket: 2 - E12 Candelabra

Wattage: 2 - 60 C11

Weight: 15 Pounds

Note: Requires Smaller Outlet Box

©EFC DESIGNS





## Aluma Wet - LED 52" Ceiling Fan

<b>Item #:</b>	F523L-WHF
<b>UPC Code:</b>	706411065262
<b>Product Family Name:</b>	Aluma
<b>Finish:</b>	Flat White
<b>Category:</b>	EXTERIOR FAN
<b>Category Type:</b>	Ceiling Fan
<b>Certification:</b>	E75795
<b>Patents:</b>	
<b>Notes:</b>	

**LED**

LED



Wet Location



UL Listed

### MEASUREMENTS

Blade Finish:	
Blade Material:	ABS
Blade Sweep:	52"
No. of Blades:	4
Blade Pitch:	12
Reversible Blades:	NO
Slope:	YES
Hanging Weight:	19.18
Downrod 1:	6
Downrod 1 Outside Dia:	.75
Downrod 2:	
Downrod 2 Outside Dia:	
Ceiling to Lowest Point: (Dim A):	16.25
Ceiling to Blade (Dim B):	12.91
Lead Wire:	80
Power:	AC
Motor Size:	AC 153 X 20 MM

	Low	Low/Med.	Medium	Med/High	High
RPM	71				154
Amps	0.216				0.436
Watts	13.16				50.02
CFM	1861.0				3864.0
CFM/Watts	141.41				77.25

### LAMPING

No. of Bulbs:	1
Max Bulb Wattage:	20
Light Type:	Z04 LED
Light Kit Optional:	NO
Socket:	Y06 LED MODULE
Integrated Light Kit:	YES
Dimmable:	YES
Ballast:	
Rated Life Hours:	20000
Uplight:	NO
Bulb/LED Included:	YES
Color Temp.:	3000
CRI:	92
Initial Lumens:	1652.25
Delivered Lumens:	905.2

### GLASS

Description:	ETCHED OPAL
Material:	GLASS
Part No.:	
Quantity:	1
Width:	9.25
Height:	2.75
Length:	9.25

### CONTROLS

Pull Chain Control:	NO
Works with Remote Control:	YES
Works with Wall Control:	YES
Reversible:	YES
Included Remote Control:	RCS213
Included Wall Control:	
Smart Control:	NO
Compatible Remote Control(s):	
Compatible Wall Control(s):	WCS213
Integrated Smart Control:	
Compatible Smart Control:	BD-1000

### SHIPPING

Carton Width:	11.88
Carton Height:	10.25
Carton Length:	24.0
Carton Weight:	22.02
Carton Cubic Feet:	1.691
Small Package Shippable:	YES
Master Pack Width:	
Master Pack Height:	
Master Pack Length:	
Master Pack Weight:	
Master Cubic Feet:	
Multi-Pack:	1
Master Pack:	1

**WARNING:** Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov).

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and until competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 01.10.2024 01:45 PM

# Model: WL-LED100

## LEDme® Step Light

# WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

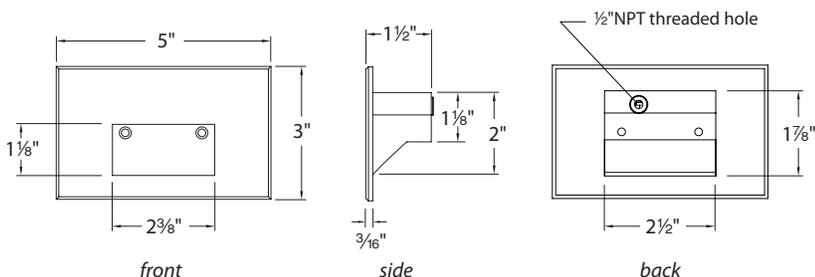
Project: \_\_\_\_\_

Location: \_\_\_\_\_

### PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.



### FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated, Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty

### SPECIFICATIONS

**Construction:** Die-cast aluminum or 316 marine grade cast stainless steel

**Power:** Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

**Light Source:** 2700K or 3000K CCT Samsung HV-AC High Power LED, CRI: 90  
Optional color lenses. Total power consumption of 3.5W

**Mounting:** Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H  
Includes bracket for J-Box mount.

**Dimming:** Dim to 10% with electronic low voltage (ELV) dimmer  
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

**Standards:** IP66, UL & cUL Listed for wet locations, Title 24 JA8-2016 Compliant.

### ORDER NUMBER

120V Model #	Light Color	Finish
<b>WL-LED100</b> 120V	<b>27</b> Warm 2700K	<b>BK</b> Black on Aluminum
	<b>C</b> White 3000K	<b>BN*</b> Brushed Nickel on Aluminum
	<b>AM</b> Amber 610nm	<b>BZ</b> Bronze on Aluminum
	<b>RD</b> Red 640nm	<b>GH</b> Graphite on Aluminum
	<b>BL</b> Blue 450nm	<b>SS</b> Stainless Steel
<b>WL-LED100</b> 120V	<b>27</b> Warm 2700K	<b>WT</b> White on Aluminum
	<b>C</b> White 3000K	<b>BBR</b> Bronze on brass
	<b>AM</b> Amber 610nm	

277V Model #	Light Color	Finish
<b>WL-LED100F</b> 277V	<b>C</b> White 3000K	<b>BK</b> Black on Aluminum
	<b>AM</b> Amber 610nm	<b>BN*</b> Brushed Nickel on Aluminum
	<b>RD</b> Red 640nm	<b>BZ</b> Bronze on Aluminum
	<b>BL</b> Blue 450nm	<b>GH</b> Graphite on Aluminum
		<b>SS</b> Stainless Steel
		<b>WT</b> White on Aluminum

\*Brushed Nickel Finish is for interior use only



Example: **WL-LED100F-BL-SS**

waclighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760

powered by

**Q.ANTUM DUO Z**

# Q.PEAK DUO ML-G10.a

## 395-415

ENDURING HIGH  
PERFORMANCE



### BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 21.4%.



### THE MOST THOROUGH TESTING PROGRAMME IN THE INDUSTRY

Q CELLS is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.



### INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



### ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology<sup>1</sup>, Hot-Spot Protect and Traceable Quality Tra.Q™.



### EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



### A RELIABLE INVESTMENT

Inclusive 12-year product warranty and 25-year linear performance warranty<sup>2</sup>.

<sup>1</sup> APT test conditions according to IEC / TS 62804-1:2015, method A (-1500V, 96h)

<sup>2</sup> See data sheet on rear for further information.



### THE IDEAL SOLUTION FOR:



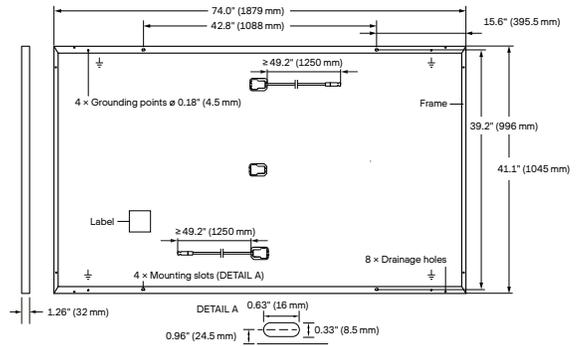
Rooftop arrays on  
residential buildings

Engineered in Germany

**Q CELLS**

## MECHANICAL SPECIFICATION

Format	74.0in × 41.1in × 1.26in (including frame) (1879mm × 1045mm × 32mm)
Weight	48.5lbs (22.0kg)
Front Cover	0.13in (3.2mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98in × 1.26-2.36in × 0.59-0.71in (53-101mm × 32-60mm × 15-18mm), IP67, with bypass diodes
Cable	4mm <sup>2</sup> Solar cable; (+) ≥49.2in (1250mm), (-) ≥49.2in (1250mm)
Connector	Stäubli MC4, Hanwha Q CELLS HQC4; IP68

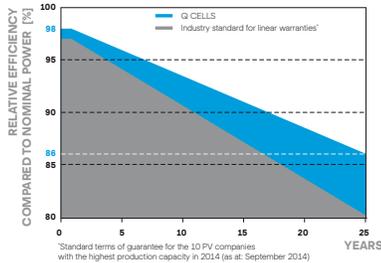


## ELECTRICAL CHARACTERISTICS

POWER CLASS			395	400	405	410	415
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC <sup>1</sup> (POWER TOLERANCE +5W / -0W)							
Minimum	Power at MPP <sup>1</sup>	P <sub>MPP</sub> [W]	395	400	405	410	415
	Short Circuit Current <sup>1</sup>	I <sub>SC</sub> [A]	11.13	11.16	11.19	11.22	11.26
	Open Circuit Voltage <sup>1</sup>	V <sub>OC</sub> [V]	45.03	45.06	45.09	45.13	45.16
	Current at MPP	I <sub>MPP</sub> [A]	10.58	10.64	10.70	10.76	10.82
	Voltage at MPP	V <sub>MPP</sub> [V]	37.32	37.59	37.85	38.11	38.37
	Efficiency <sup>1</sup>	η [%]	≥20.1	≥20.4	≥20.6	≥20.9	≥21.1
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT <sup>2</sup>							
Minimum	Power at MPP	P <sub>MPP</sub> [W]	296.4	300.1	303.9	307.6	311.4
	Short Circuit Current	I <sub>SC</sub> [A]	8.97	8.99	9.02	9.04	9.07
	Open Circuit Voltage	V <sub>OC</sub> [V]	42.46	42.49	42.52	42.56	42.59
	Current at MPP	I <sub>MPP</sub> [A]	8.33	8.38	8.43	8.48	8.53
	Voltage at MPP	V <sub>MPP</sub> [V]	35.59	35.82	36.04	36.27	36.49

<sup>1</sup>Measurement tolerances P<sub>MPP</sub> ±3%; I<sub>SC</sub>; V<sub>OC</sub> ±5% at STC: 1000 W/m<sup>2</sup>, 25 ±2°C, AM 1.5 according to IEC 60904-3 • \*800 W/m<sup>2</sup>, NMOT, spectrum AM 1.5

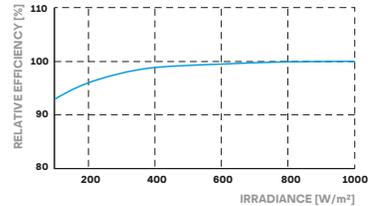
### Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

### PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m<sup>2</sup>)

### TEMPERATURE COEFFICIENTS

Temperature Coefficient of I <sub>SC</sub>	α [%/K]	+0.04	Temperature Coefficient of V <sub>OC</sub>	β [%/K]	-0.27
Temperature Coefficient of P <sub>MPP</sub>	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3°C)

## PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V <sub>sys</sub>	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push / Pull <sup>3</sup>	[lbs/ft <sup>2</sup> ]	75 (3600 Pa) / 55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40°F up to +185°F (-40°C up to +85°C)
Max. Test Load, Push / Pull <sup>3</sup>	[lbs/ft <sup>2</sup> ]	113 (5400 Pa) / 84 (4000 Pa)		

<sup>3</sup> See Installation Manual

## QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant,  
Quality Controlled PV - TÜV Rheinland,  
IEC 61215:2016, IEC 61730:2016,  
U.S. Patent No. 9,893,215 (solar cells),  
QCPV Certification ongoing.



## PACKAGING INFORMATION

Horizontal packaging	76.4in 1940mm	43.3in 1100mm	48.0in 1220mm	1656lbs 751kg	24 pallets	24 pallets	32 modules

**Note:** Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

**Hanwha Q CELLS America Inc.**

400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us



# STAFF REPORT: Historic District Review Board (HRB)

## 510 CRAVEN STREET – Approval

DATE: March 12, 2025

<i>GENERAL INFORMATION</i>		
Applicant:	Michael Frederick, Frederick + Frederick Architects	
Site Location/Address:	510 Craven Street; R120 004 000 0890 0000	
Applicant's Request:	Applicant is proposing a partial enclosure of the rear porch.	
Current Zoning:	T4-HN	
Contributing/Neighborhood	Contributing Structure (ca. 1885) as per Nat'l Register of Historic Places	
Flood Zone/Base Flood	Flood Zone: Shaded X/AE Elevation: ~8'-9'	
Existing Trees	1 Live Oak at front of property (unaffected by plans)	
<i>ZONING DISTRICT INFORMATION</i>		
	<u>T4-HN</u>	
Lot Width at Setback:	40 ft min. 60 ft min. in The Point	
Max Lot Coverage:	55% of lot area	
Min. Frontage Build Out	75% max	
Front Setback	Average Prevailing Setback on Block	
Side Setback	6 ft min. 10 ft min. in The Point 5 ft min. corner/alley	
Rear Setback	15 ft min.	
Building Height:	3 stories max	
<i>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</i>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-HN	Single Family Residential	N/A
South: T4-HN	Single Family Residential	N/A
East: T4-HN	Single Family Residential	N/A
West: T4-HN	Single Family Residential	N/A

**Background:** The applicant has attended 2 rounds of HTRC meetings and is ready for a meeting with the Historic District Review Board (HRB) to present a partial enclosure of the rear porch of the contributing ca. 1885 house at **510 Craven Street**.

**Tree Removal Proposed:**

No trees are proposed to be removed.

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### Surrounding Area:

This property is in The Point neighborhood. The buildings on the block and surrounding area are made up of historic structures. Most of the buildings are two stories high, with a few one-story buildings throughout. This specific single family residential dwelling is an 1885 historic home, and as such is a contributing resource on the National Register of Historic Places for the Beaufort Historic District.

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

As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), new infill construction as well as major renovations to existing structures must be conducted in consideration to the architectural fabric of the community. This can be successfully achieved by adhering to the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** As per these guidelines, the following staff analysis determines the integrity of this major renovation request.

<b>4.7.2 Integrity Guidelines (as per the Beaufort Development Code)</b>	<b>Rationale Present (yes/no)</b>	<b>Staff Analysis of Rationale</b>
<b>1. Location:</b> This is the relationship between the property and its historical context.	<b>Yes</b>	✓ This single-family residential dwelling from 1885 can be historically tied to many similar houses in The Point neighborhood.
<b>2. Design:</b> This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	<b>Yes</b>	✓ There proposed design elements are compatible and keep with the historic theme of the neighborhood.
<b>3. Setting:</b> This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made	<b>Yes</b>	✓ The surrounding properties are mainly residential dwellings of similar size (mostly 2-story contributing structures). This residential retrofit complies with its surroundings in use

features, and relationships between existing structures and their surroundings.		and scale.
<b>4. Materials:</b> These are the physical elements that make up a property or district.	<b>Yes</b>	✓ The proposed materials and design elements comply with the visual texture of The Point neighborhood.
<b>5. Workmanship:</b> This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.	<b>Yes</b>	✓ Staff is supportive of the proposed changes to the enclosed porch as this keeps the existing historic rear door and window, and only affects the area that was already altered in a previous addition.
<b>6. Feeling:</b> This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	<b>Yes</b>	✓ The proposed design features aesthetically represent the historic period of the building, and helps it maintain the historic feeling of the neighborhood.
<b>7. Association:</b> This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods considered.	<b>N/A</b>	✓ Staff has not found any relevant history or persons directly linked to this specific property.

**Synopsis of staff comments from last Historic District Technical Review Committee (HTRC) Meeting on February 05, 2025:**

• **Planning and zoning:**

- Contributing Structure (ca. 1885)
- Zoned T4-HN

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- **Architecture:**

- Staff is supportive of the proposed changes to the enclosed porch as this keeps the existing historic rear door and window and only affects the area that was already altered in a previous addition
- Provide detailed drawings of new window/doors, eave, column, etc.

## **FINDINGS AND RECOMMENDATIONS**

### **Staff Recommendation:**

**Staff recommends Final Approval of the proposed partial porch enclosure as submitted, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:**

- 1) Staff supports the proposal to enclose part of the existing porch on the south façade.**
- 2) Staff is in support of the solar panels on the one-story portion of the house as this area is least visible from New Street and Craven Street.**
- 3) Staff recommends moving the triple-ganged windows on the New Street façade slightly to the north and away from the southernmost column – these windows are not symmetrical between the columns, creating a wider length of siding on the left side of the windows, while the right side seams to crowd against the southern column.**
- 4) Staff is in support of the proposed changes to the garden shed.**
- 5) Staff supports all lighting and fan selections.**

# **MEMO**

---

HDRB Joint Session



**CITY OF BEAUFORT**  
**Community Development Department**

1911 BOUNDARY STREET  
BEAUFORT, SC 29902  
(843) 525-7011  
FAX (843) 986-5606

SCOTT MARSHALL  
City Manager

CURT FREESE  
Community Development  
Director

**Date: March 12, 2025**

**From: Curt Freese, Community Development Director**

**To: HDRB**

**ISSUE: Joint Meeting PC**

**BACKGROUND:**

There was discussion at the 2025 Strategic Planning session about proposed changes to Chapter 9 of the Development Code, related to the HDRB, such as changes to COA's, Demolitions, findings, etc. The Development Code revisions were approved last June by the PC but have yet to move forward to a vote with the City Council. Both the chairman of the HDRB and PC agreed a joint meeting to discuss the recommended PC changes, with the opportunity for the HDRB to make recommendations based on their practical experience and knowledge of the proposed Chapter 9 recommendations.

Staff proposes utilizing the April 15<sup>th</sup> PC meeting at 5:00 pm for the joint meeting.

# MEMO

---

HDRB Tour



**CITY OF BEAUFORT**  
**Community Development Department**

1911 BOUNDARY STREET  
BEAUFORT, SC 29902  
(843) 525-7011  
FAX (843) 986-5606

SCOTT MARSHALL  
City Manager

CURT FREESE  
Community Development  
Director

**Date: March 12, 2025**

**From: Curt Freese, Community Development Director**

**To: HDRB**

**ISSUE: Spring Tour**

**BACKGROUND:**

Staff would like to propose a spring walking tour. Please find a proposed itinerary below, based on the comments at the February HDRB meeting.

9:00 am: Meet at 500 CARTERET STREET (Parking pass will be provided). Staff will organize a tour.

9:00-9:30 am: 903-905 King Street, New Construction

9:30-11:00 Tour of Stabilization Properties: 810/812 Congress, 1305 Congress, 1008 West Street, 1408 Greene St, 710 Charles, 809 Charles, 1108 Washington, 908 Duke St., 910 Harrington Street, 1504 Prince.

11:00-11:45: 1401 Duke Street Rehab

11:45-12:30: Cuthbert House (porch materials), 1103 Bay Street

12:30-2: Lunch

**POSSIBLE DATES:**

FRIDAY MARCH 28

FRIDAY APRIL 4

FRIDAY APRIL 11