

See back of application
for fees

AP# 12167

PAID
10/1/15 CR

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 01/31/2014)

Application #: HRB-38 Date Received: 10-1-15 Zoning District: TBR
Beaufort County 1997 Historic Survey Listing: U-13-767

Property Address: 301 LAUREN ST., BEAUFORT

Applicant: Michael & Roberta McNally Phone: 201-280-3442

Applicant's Address: Same

Property Owner: Michael & Roberta McNally Phone: 201-280-3442

Owner's Address: Same

Architect: Allison Ramsey Phone: 843-986-0559

Architect's Address: 1003 Charles St., Beaufort

REQUEST FOR: Conceptual Review Preliminary Review
 Final Approval Change After Certification

NATURE OF WORK: (Check All That Apply)

Color changes Alterations, Additions Other: _____
 Signage, Awnings New Construction
 Legal Plat Minor/Major Demolition or Relocation

DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)

Photographs Floor/Roof Plans Color Sample Elevation Drawings
 Site Plan/Plat Detail Drawing Material Sample Model

EXPLANATION AND DESCRIPTION OF WORK:

Addition of walk-in closet off B.R. and
MASTER BATH Room expansion - Revision to roofline.

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

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the Beaufort Preservation Manual and Supplement, or the Northwest Quadrant Design Principles (refer to www.cityofbeaufort.org) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings are not excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. **Submittal Requirements:** Hardcopies of all documents + a digital copy of all the documents must be filed by 12:00 noon on the deadline date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: [Signature] DATE: 10-1-15

APPLICANT'S SIGNATURE: [Signature] DATE: 10-1-15

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of October 14, 2015

Case Number: HR15-38
Property Address: 301 Laurens Street
Applicant: Michael and Roberta McNally
Type of Request: Alterations & Additions – Final
Zoning: TBR - The Point

Historical: 301 New Street, c. 1870, is listed as contributing on the 1997 Above Ground Historic Sites Survey. It was originally a store with living quarters attached, and has evolved over the years with a rear addition and two side additions.

Request: **The applicant would like Final Approval for alterations and addition to this structure. The work includes:**

- **Additions to the front and rear of a master bedroom wing on the west side;**
- **Modifying the parapet roofs on both the addition side and the east side.**

Background: This project has not previously come before the HRB.

Zoning: TBR – The Point

- Setbacks –
 - Front: prevailing
 - Side: 10’
 - Rear: 15’ TBR
 - Side & Rear for Accessory Buildings (Historic District): 5’
- Maximum Height: 35’
- Impervious Surface Coverage, Max: 55% TBR

There are no zoning issues with this project.

Size: The existing structure has a 1,648 SF footprint, with 462 SF on the upper floor, for a total of 2,110 SF. A total of 206 SF is proposed on the ground floor in two separate additions.

Synopsis of Applicable Guidelines:

- Secretary of the Interior Standards #9&10 discuss new additions to historic structures.
- The Preservation Manual Supplement, p. 17-19 discusses additions to historic buildings. The following items to be considered: Scale, Elevation of First Floor, Floor-to-floor heights, Bays, windows and doors, Absolute size, Massing, Orientation, Proportions (Volumes and Openings), Materials, Forms and Siting.

- With regards to scale, p. 17 states “An addition should be smaller than the original building.” With regards to massing, it states that massing should “complement but not necessarily be the same as the original building.”

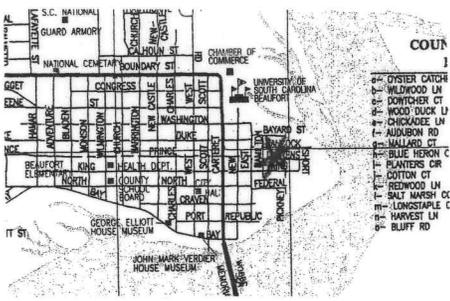
Staff Questions, Comments & Suggestions:

- The general size, mass and disposition of this project are appropriate and in conformance with the standards listed above.
- The change from the parapet roof to the pitched roof will have positive benefit to the longevity of the structure going forward as it alleviates water issues.
- Are all materials proposed to match the existing historic structure?

Staff Recommendation: Staff recommends final approval of this project as submitted.

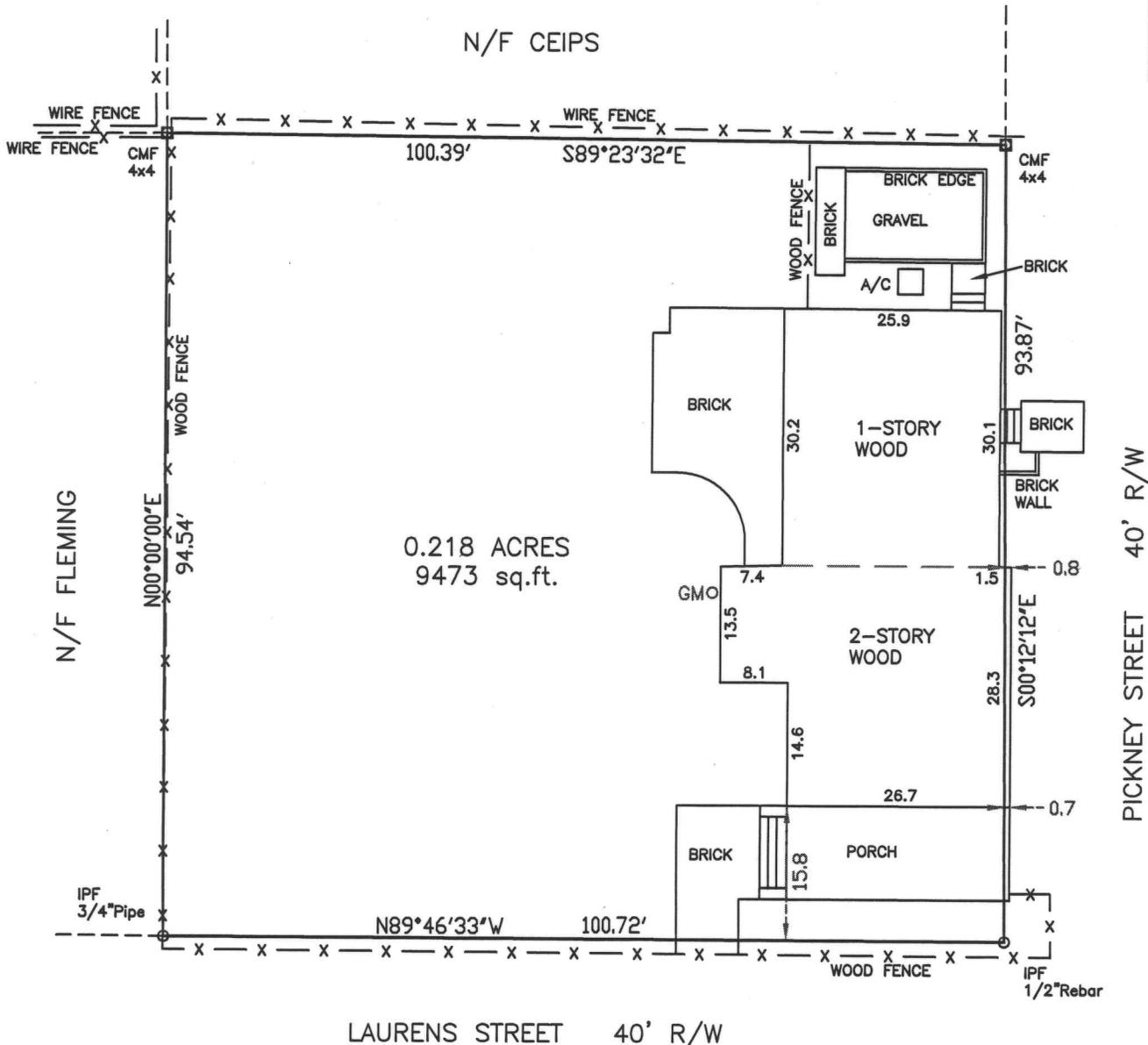






VICINITY MAP NOT TO SCALE

LEGEND:
GM - GAS METER



CLOSING PLAT
PREPARED FOR
DAVID ATWELL
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING A PORTION OF BLOCK 10, CITY OF BEAUFORT AS SHOWN ON A MAP OR PLAT ADOPTED BY THE U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE A-11 (EL 13.0) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

R120-004-000-0579-0000



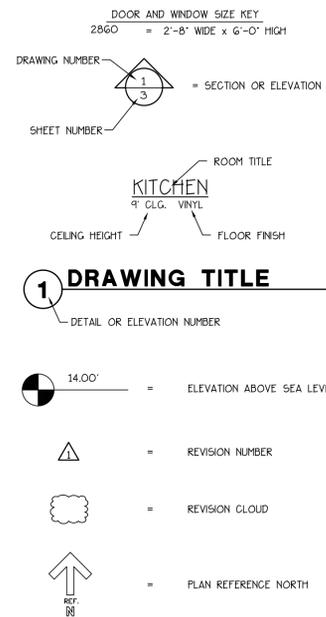
SCALE 1" = 20'

MARCH 29, 2012

P14811/MMA

David S. Youmans
DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261

SYMBOLS + KEYS



⚡	SINGLE POLE SWITCH
⚡	THREE WAY SWITCH
⚡	FOUR WAY SWITCH
⚡	DIMMER SWITCH
⚡	SPEED CONTROL
⊖	DUPLEX OUTLET
⊖	1/2 HOT OUTLET
⊖	WATER PROOF OUTLET
⊖	GROUND FAULT OUTLET
⊖	QUADRIPLEX OUTLET
⊖	SPECIALTY OUTLET
⊖	FLOOR OUTLET
⊖	TELEPHONE JACK
⊖	THERMOSTAT
⊖	TELEVISION JACK
⊖	VENT
⊖	VENT W/ LIGHT
⊖	SURFACE MOUNTED FIXTURE
⊖	RECESSED FIXTURE
⊖	WALL MOUNTED FIXTURE
⊖	FLOOD LIGHT
⊖	FLUORESCENT FIXTURE
⊖	CEILING FAN
⊖	STRIP LIGHTING
⊖	CEILING BOX
⊖	DOOR CHIME
⊖	ELECTRICAL PANEL
⊖	SMOKE DETECTOR
⊖	CARBON MONOXIDE DETECTOR



CONCEPTUAL RENDERING

DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 EXISTING FLOOR PLANS + ELEVATIONS
- 2 PROPOSED FLOOR PLANS
- 3 PROPOSED ELEVATIONS

GENERAL INFO.

EXISTING AREA CALCULATIONS
FIRST FLOOR HEATED = 1648 S.F. COVERED PORCH = 568 S.F.
SECOND FLOOR HEATED = 462 S.F.
TOTAL HEATED = 2110 S.F.

PROPOSED AREA CALCULATIONS
FIRST FLOOR HEATED = 206 S.F.
TOTAL HEATED = 206 S.F.

TOTAL AREA CALCULATIONS
FIRST FLOOR HEATED = 1854 S.F. COVERED PORCH = 568 S.F.
SECOND FLOOR HEATED = 462 S.F.
TOTAL HEATED = 2316 S.F.

**MCNALLY
RENOVATION**
301 LAURENS STREET, BEAUFORT, SC

ALLISON RAMSEY
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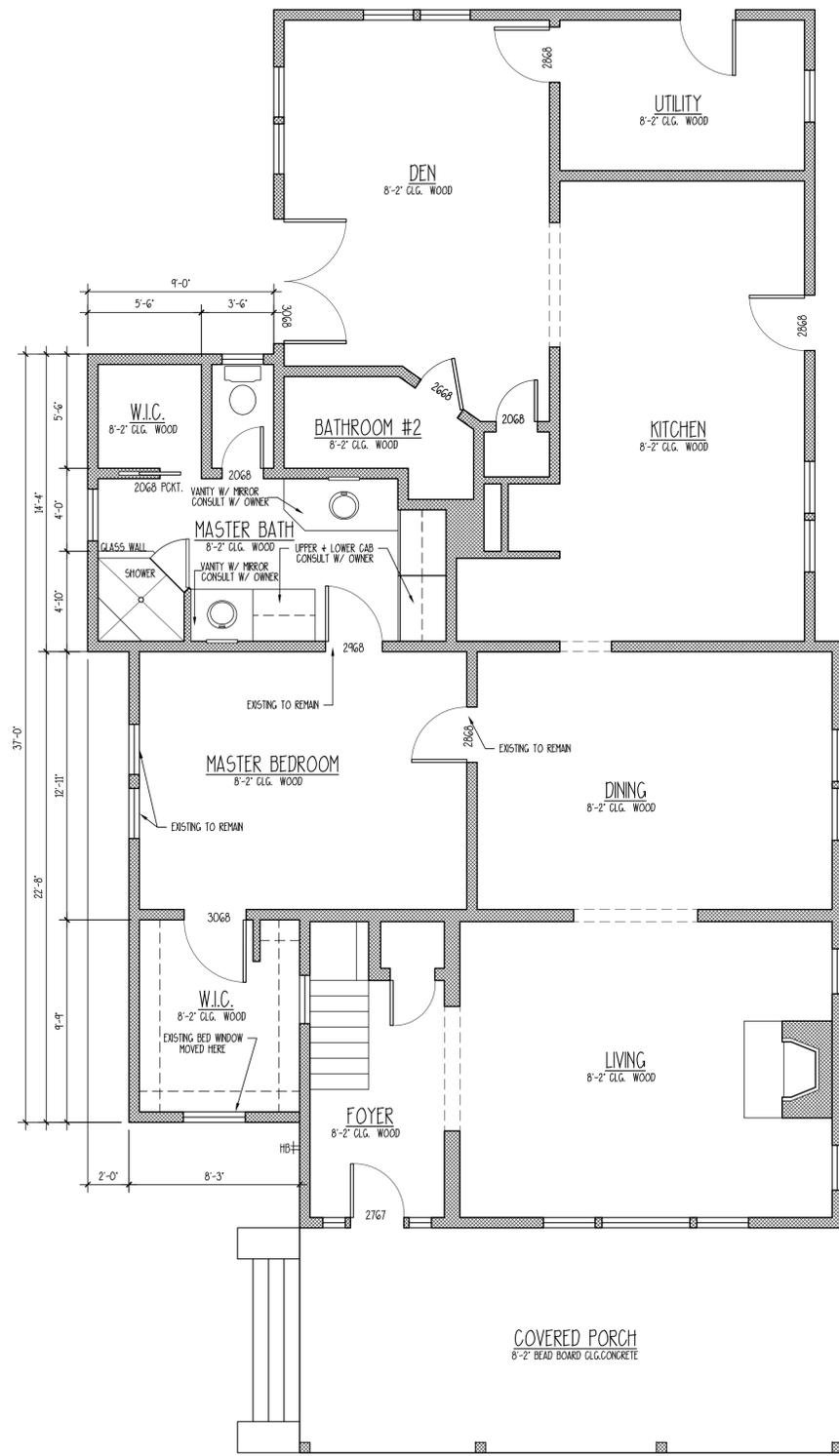
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BEARING CAPES AND DIMENSIONAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PROVIDE THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-FINAL FINISHING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL CONTRACTOR.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	08/14/2015
JOB NO.:	15120
DRAWN BY:	JFB
DWG. NAME:	15120.DWG

MCNALLY RENOVATION

301 LAURENS STREET, BEAUFORT, SC

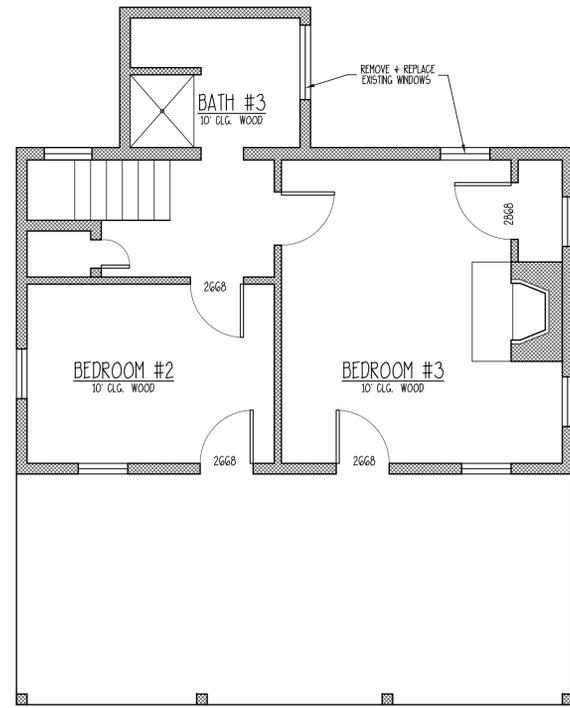


PROPOSED FIRST FLOOR PLAN

*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

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



PROPOSED SECOND FLOOR PLAN

NOTE: WINDOW MFG. TO VERIFY EGRESS WINDOWS AND HARDWARE AS PER LOCAL CODES.

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

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- VERIFY ALL EXISTING LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- FINAL FINISHING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL ARCHITECT OR FINISHING CONTRACTOR.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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MCNALLY RENOVATION
301 LAURENS STREET, BEAUFORT, SC



2 PROPOSED LEFT ELEVATION

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



1 PROPOSED FRONT ELEVATION

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



4 PROPOSED RIGHT ELEVATION

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



3 PROPOSED REAR ELEVATION

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

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