

**City of Beaufort Department of Planning and Community Development**  
**Post Office Drawer 1167**  
**1911 Boundary Street**  
**Beaufort, South Carolina 29902**  
**Phone (843) 525-7011 / Fax (843) 986-5606**  
**Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)**

See back of application  
for fees

**CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 07/15/2011)**

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Property Address: 306 KING

Applicant: ROB MONTGOMERY Phone: 843.522.8077

Applicant's Address: 404 RIBAUT

Beaufort County 1997 Historic Sites Survey listing: \_\_\_\_\_

Property Owner: WELLINGTON Phone: 215.498.6565

Owner's Address: 604 W. HARTWELL W. PHIL. PA. 19118

Architect: ROB MONTGOMERY Phone: \_\_\_\_\_

Architect's Address: \_\_\_\_\_

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

**NATURE OF WORK:** (Check All That Apply)

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

**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:**

ADD A SCREEN PORCH TO THE EAST AND A 10' ADDITION TO THE SOUTH WEST CORNER. BUILD A SMALL GARAGE AND BRICK TERRACE.

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](http://www.cityofbeaufort.org)) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings not be 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:** 8 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: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT'S SIGNATURE: Rob Montgomery DATE: 8-26-16

**CITY OF BEAUFORT**  
**Historic District Review**  
**Board Full Board**  
**Staff Report**  
**Meeting of September 14, 2016**

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**Case Number:** HR16-34  
**Property Address:** 306 King Street  
**Applicant:** Rob Montgomery  
**Type of Request:** Alterations / Additions  
**Zoning:** TBR – Traditional Beaufort Residential - The Point

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**Historical:** 306 King Street is not listed on the *1997 Beaufort County Above Ground Historic Sites Survey*. The tax records indicate it as circa 1940.

**Request:** **The applicant is requesting approval to add the following items:**

- **Screened porch on the east side**
- **Small addition on the south west corner**

**Background:** This project has not appeared before the board before.

**Zoning:** **TBR – Traditional Beaufort Residential – The Point**

- **Setbacks:**
  - *Front Setback:* prevailing
  - *Rear:* 15' – this is currently non-conforming. The proposed screened porch increases the non-conformity by encroaching an additional 6.5" (from 13' - 10" to 13' - 3 ½").
  - *Side:* 10'
  - *Side & Rear for Accessory Uses:* 5' – n/a
  - *Impervious Surface Coverage:* 55% max. proposed is 36%
  - *Parking* – no change

**Size:** **This project adds about 270SF of interior space and 476SF of exterior screened porch space. A rear deck space is being removed so the new net impervious surface is approximately 200SF.**

**Synopsis of Applicable Guidelines:** none

**Staff Questions, Comments & Suggestions:**

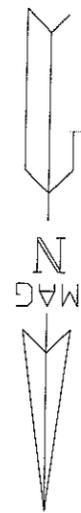
- These location and footprint of these additional are appropriate.
- Have you considered a lower porch roof pitch for the screened porch? The idea of containing the new addition and porch makes sense from an efficiency standpoint, however it causes the mass of that roof to exceed the mass of the house. Given the setback, it may not have a big impact on the street, but it is worth considering particularly if there is no intent to ever inhabit the roof space. A roof plan would be helpful to evaluate this.

- Please list the proposed materials for this project, including window specifications.
- Will pickets be required in the screened porch? The screen shall be located behind the structural elements of the porch.
- Will the new underpinning match the existing house?
- More detail on the construction, particularly a section through the new screened porch, will be required upon submission for the building permit.
- The proposed shed/garage is appropriate and meets all zoning requirements.

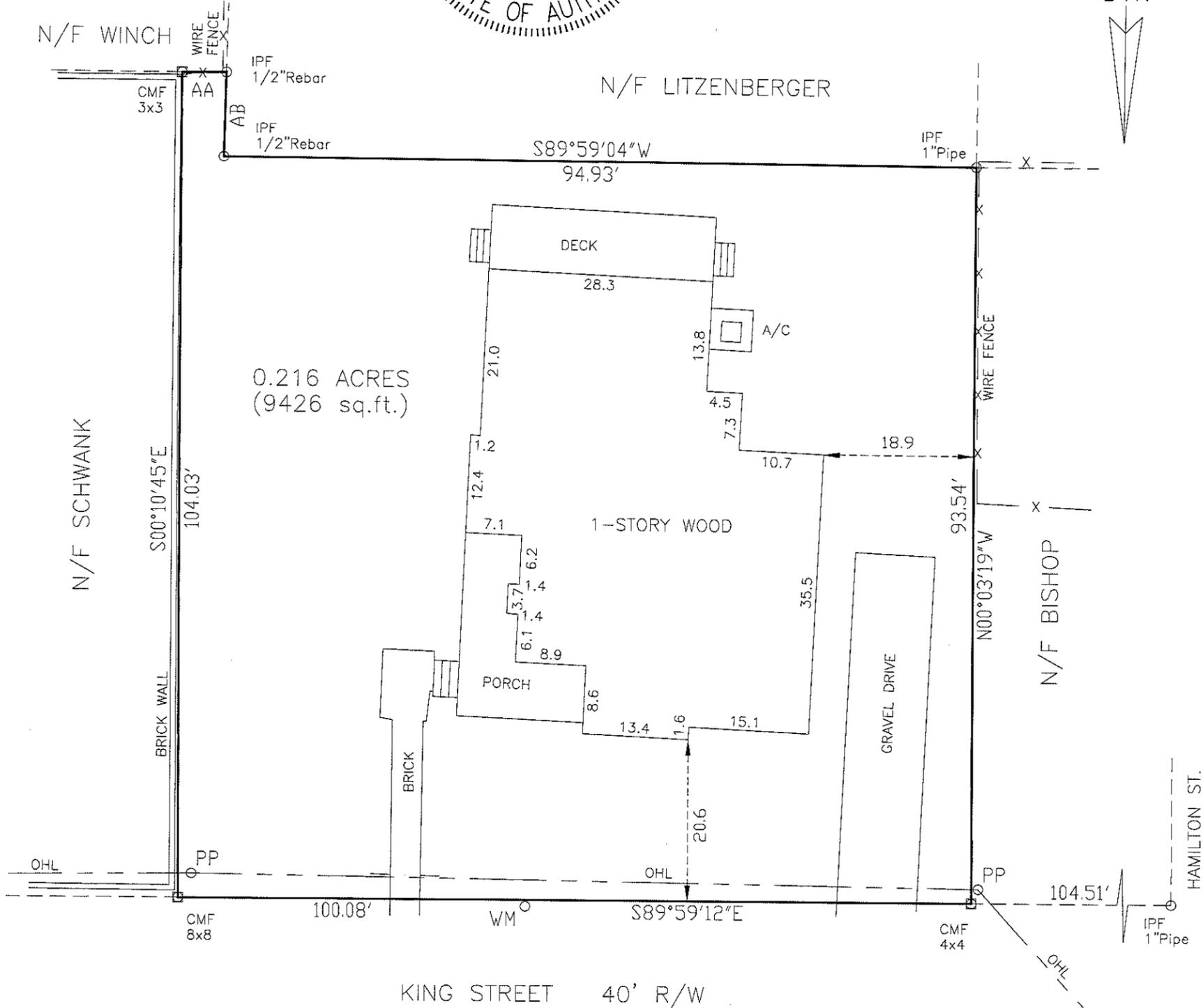
**Staff Recommendation:** Staff recommends the HRB give final approval to this project, pending discussion on the roof form, and complete materials list and details to be provided during the building permit process. An administrative adjustment will be required to increase the rear setback nonconformity by 6.5”.



NO.	BEARING	DISTANCE
AA	S89°12'17"W	5.59'
AB	N01°08'43"E	10.61'



VICINITY MAP NOT TO SCALE



CLOSING PLAT  
 PREPARED FOR  
 JAMES F. & CLAUDIA K. McNAB  
 CITY OF BEAUFORT  
 BEAUFORT COUNTY, SOUTH CAROLINA

LEGEND:  
 PP - POWER POLE  
 WM - WATER METER  
 OHL - OVERHEAD LINE

THE SAME BEING A PORTION OF BLOCK 12, 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.

R120-004-000-0750-0000

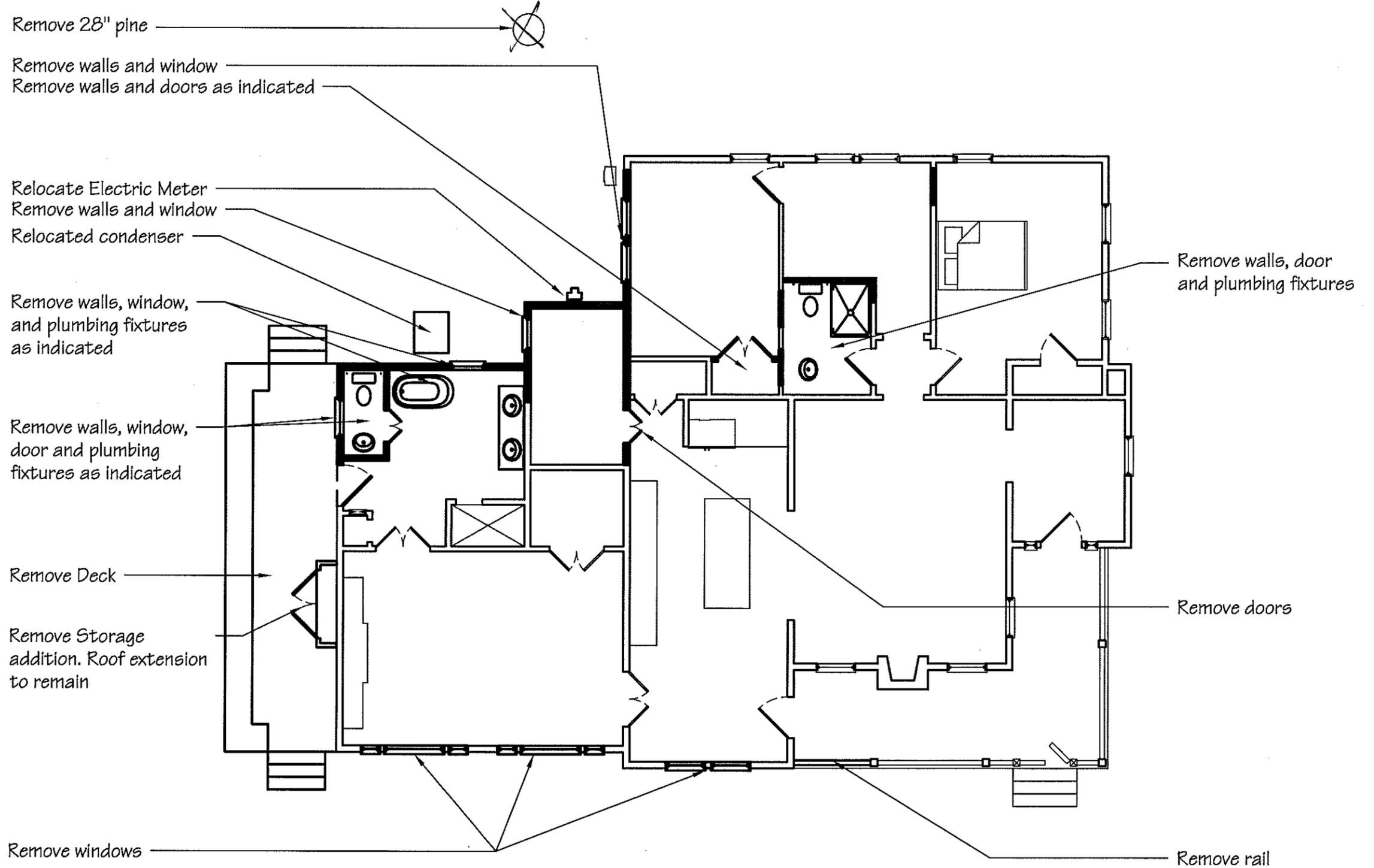


SCALE 1" = 20'

MAY 22, 2009

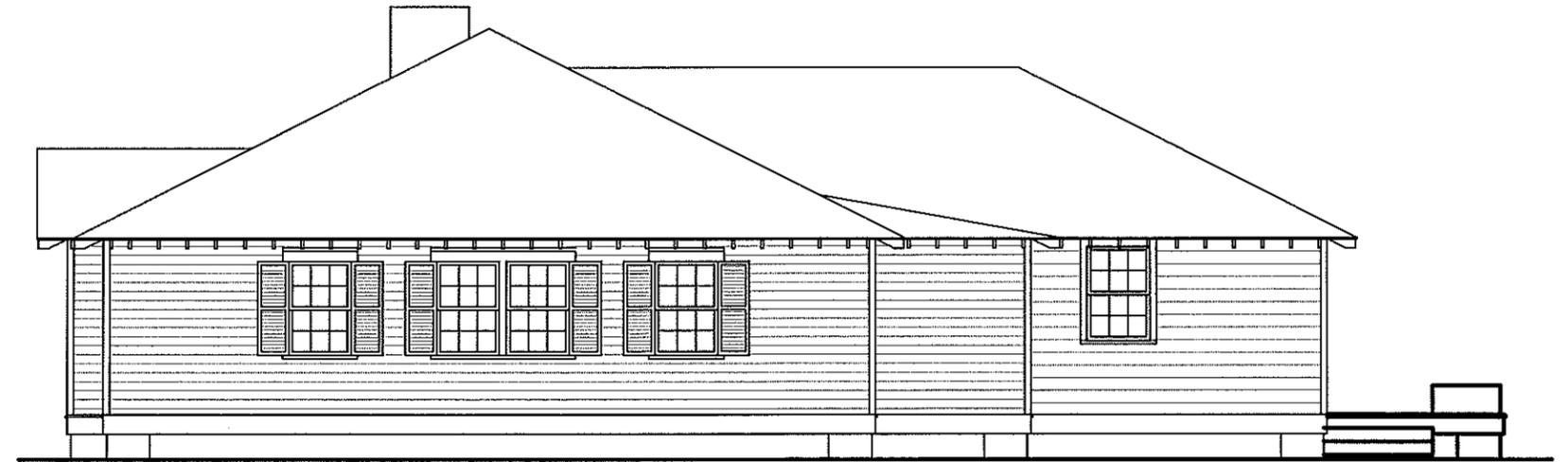
P14069/MMA

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

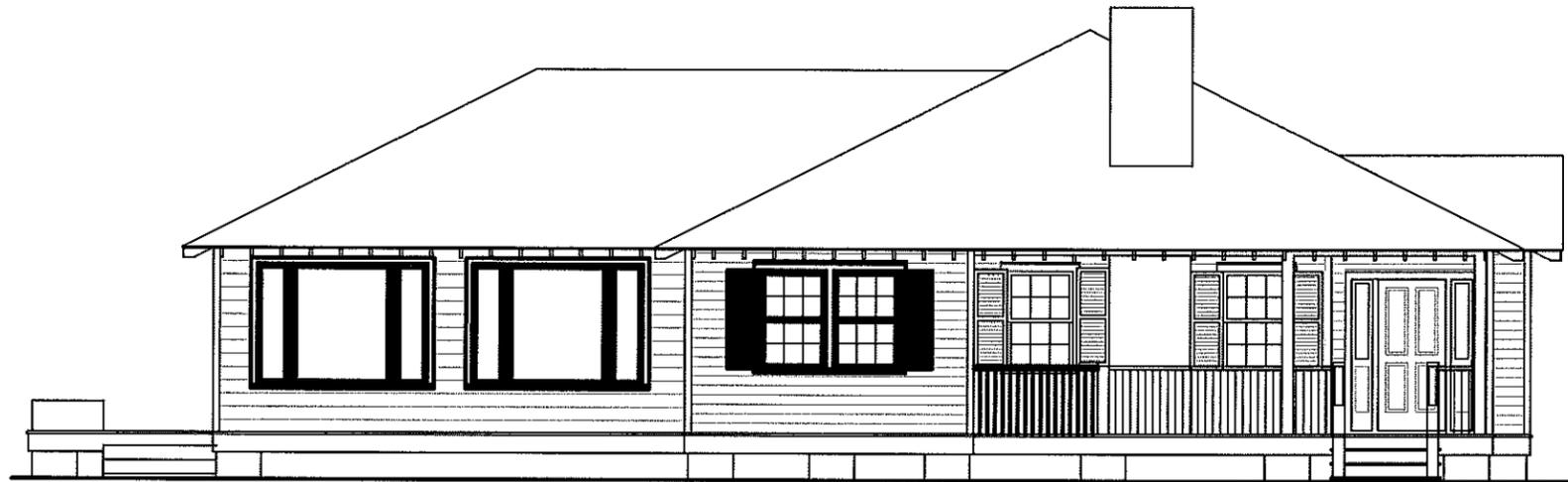




South Elevation



West Elevation



East Elevation



North Elevation

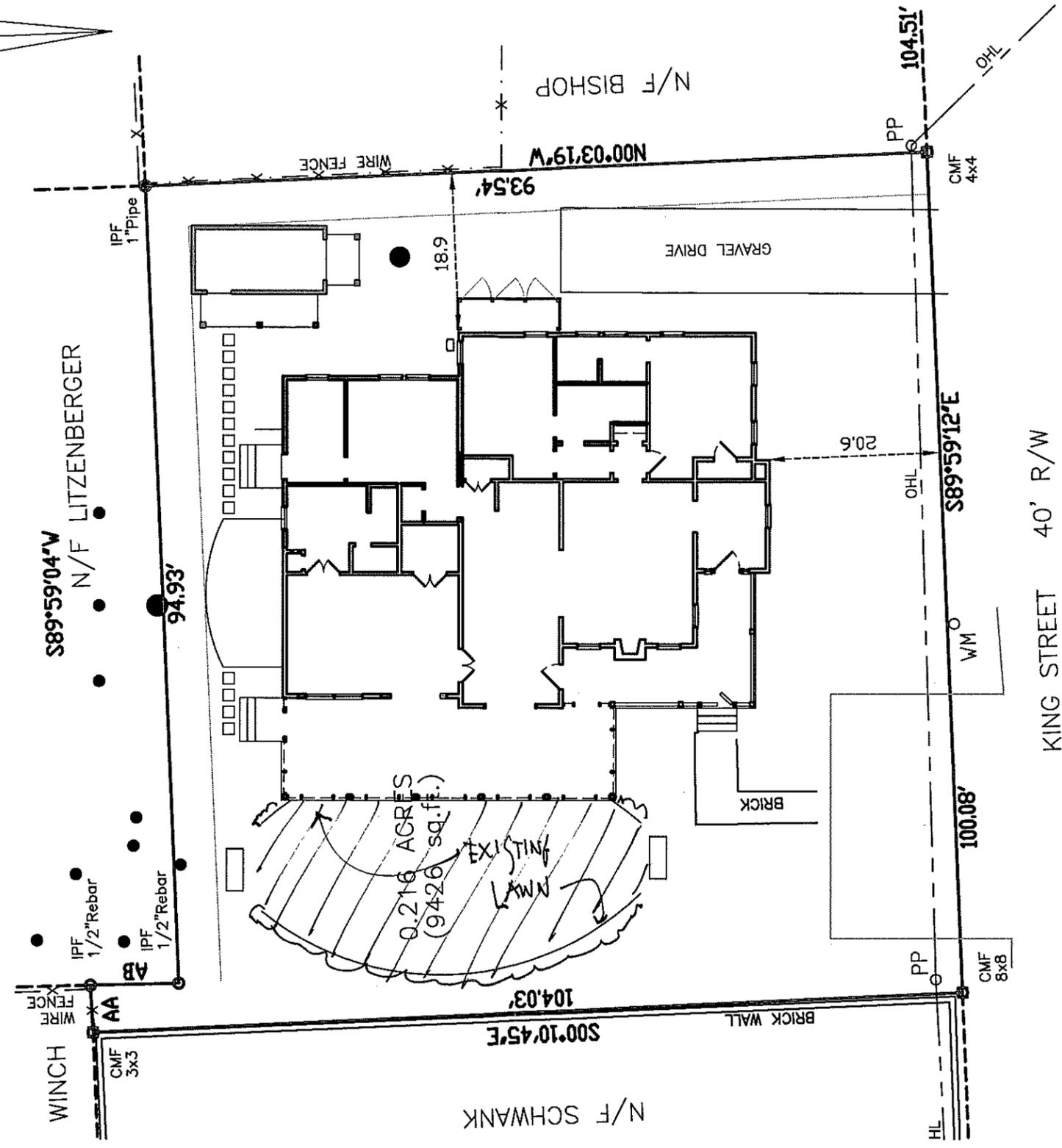
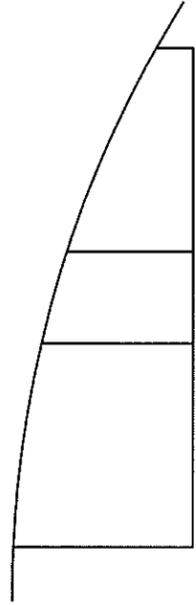
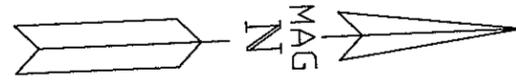
MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.

www.monarchpl.com

# Wellington Residence

Existing Conditions

$\frac{1}{8}''=1'-0''$  #296



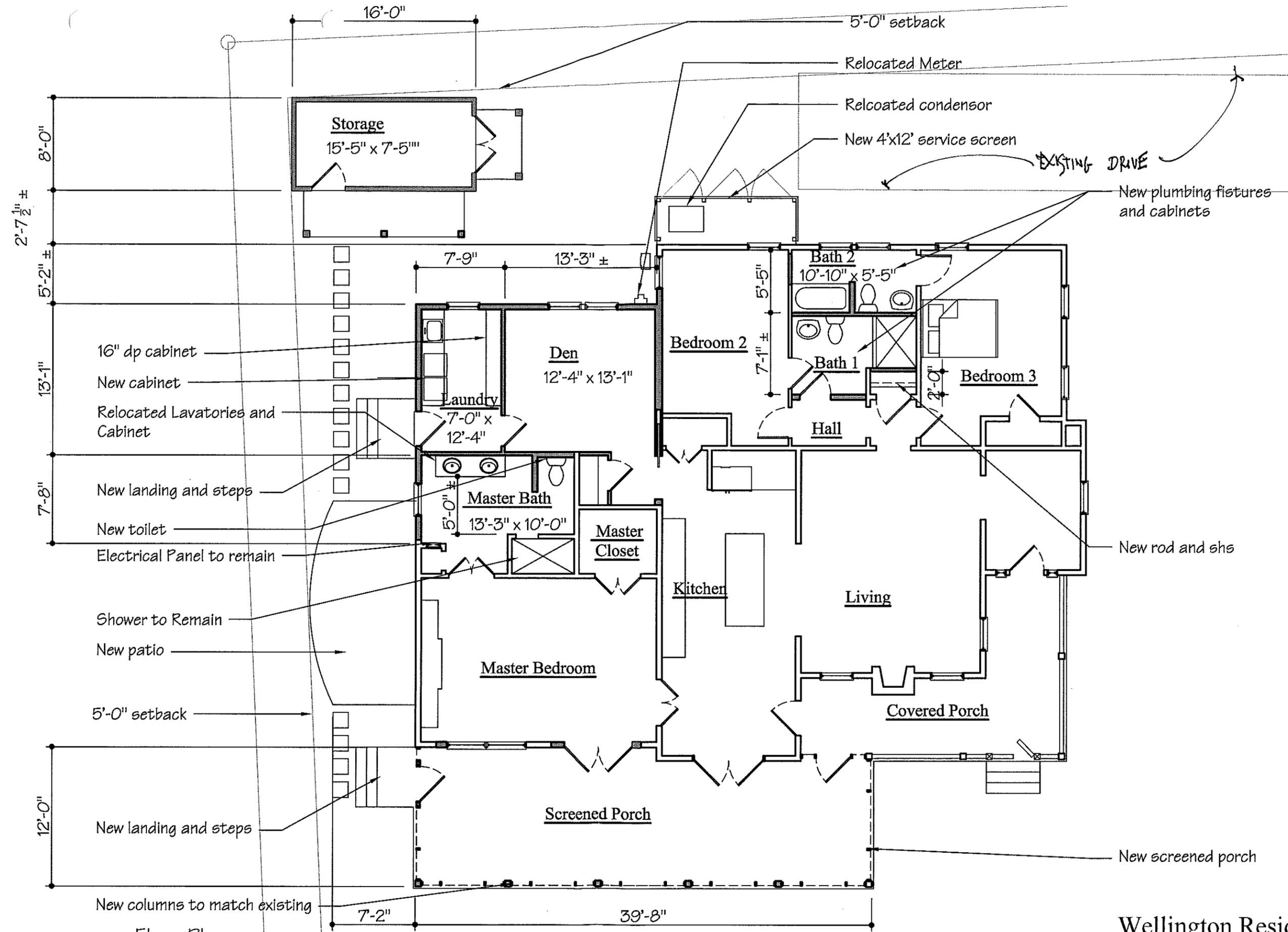
Site Plan

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Wellington Residence

1/16"=1'-0" #296

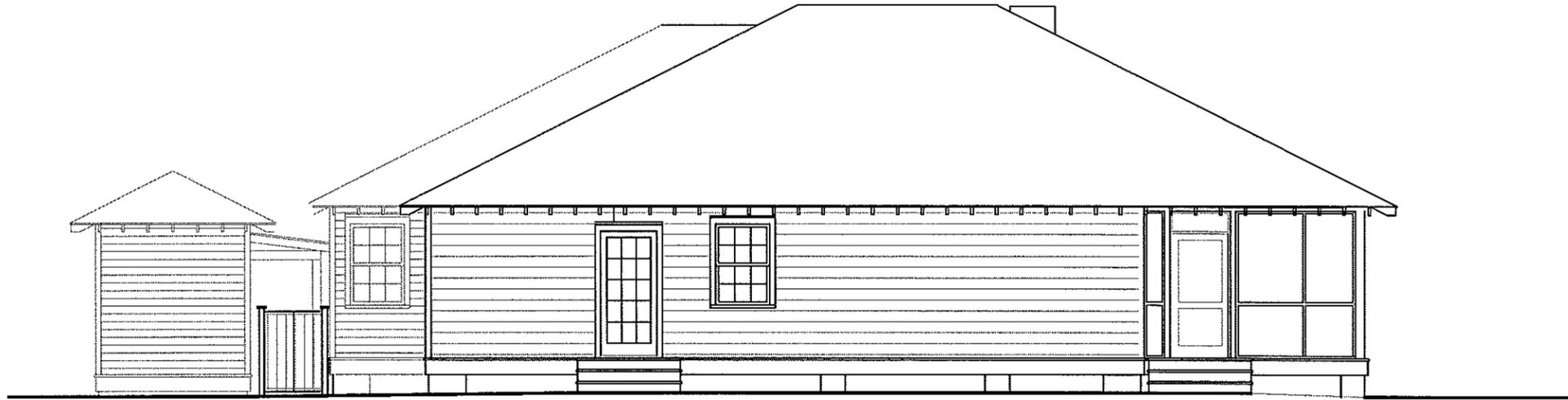


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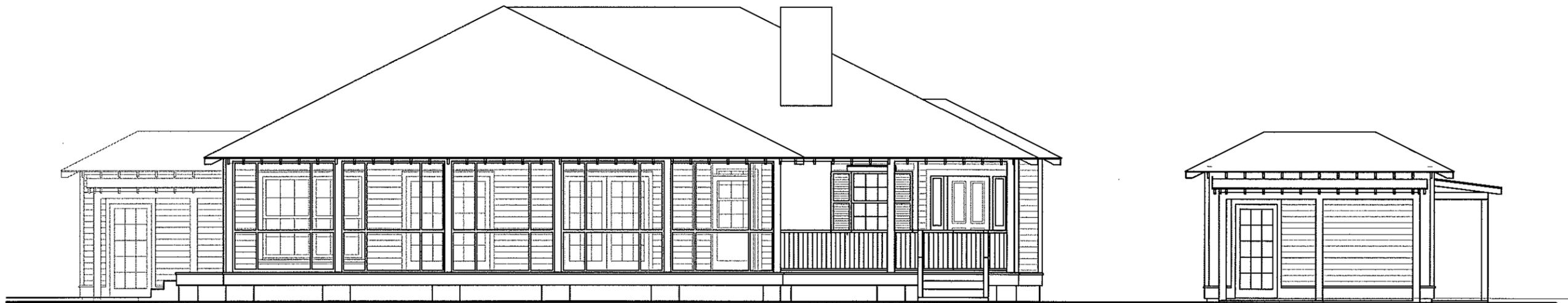
Floor Plan

**Wellington Residence**

1/8"=1'-0" #296



South Elevation



East Elevation

East Elevation-Shed

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Wellington Residence

$\frac{1}{8}''=1'-0''$  #296



West Elevation



North Elevation

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Wellington Residence

$\frac{1}{8}''=1'-0''$  #296



NORTH

306 KING ST.



WEST

306 KING ST.



SOUTHWEST CORNER.

306 KING ST.



SOUTH

306 KING ST.



EAST 1.  
306 KING ST.



EAST 2.  
306 KING ST.