

**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of April 13, 2016**

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**Case Number:** HR16-10  
**Property Address:** 808 Newcastle Street  
**Applicant:** Corey Post – Saltline Construction  
**Type of Request:** New Residential Construction - NWQ  
**Zoning:** GR – General Residential

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**Historical:** This parcel on Newcastle Street is located in the Northwest Quadrant Neighborhood. It previously contained two houses, but is currently vacant.

**Request:** **The applicant wishes to construct three structures:**  
**1. A primary house**  
**2. A garage with attached office, and**  
**3. A guest house in the rear**

**Background:** This project came before the HRB in March 2016 and received preliminary approval with conditions.

**Size:** **The sizes are as follows:**  
**1. Primary House – 1,792 SF heated, 224 SF unheated**  
**2. Garage/Office – 488 heated SF, 529 SF unheated**  
**3. Guest House – 800 sf heated, 193 SF unheated**

**All of the structures are proposed to be one story.**

**Zoning:** **GR – General Residential – NWQ**

- **Setbacks:**
  - *Front: prevailing;* shown at 12' to building form with 8' porch encroachment.
  - *Side: 6';* shown at approx. 6.5' on one side and 12' on the other side
  - *Rear: 15';* shown at over 100'
  - *Side & Rear for Accessory Buildings (Historic District): 5';* guest cottage is within required setbacks; Garage is shown encroaching into required side setback and would require a variance.
- *Maximum Height: 35';* shown at 18' from grade to average median roof height
- *Impervious Surface Coverage, Max: 50%;* shown at 41%
- *Garage Footprint:* Cannot exceed 50% of the primary building footprint. As shown, the total footprint of 1,114 SF is 55% of the primary building footprint and would require an administrative adjustment.

**Synopsis of Applicable Guidelines:**

- The Northwest Quadrant Design Principles discuss appropriate new construction and details. With regards to Accessory Structures, the Principles state: It is preferred that

the character of the accessory building be very modest and reflect the building form of the primary structure.

- The Preservation Manual Supplement, p. 13-15 discusses new construction. 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.

**Staff Questions, Comments & Suggestions:**

- **General:** This lot is unique in that it is very deep; it extends over 180', 2/3 of a block. It previously had been occupied by up to three residential structures. Staff appreciates the applicant's desire to utilize the depth of the lot while maintaining the characteristics of the streetscape.
- **Scale:** The mass and scale of the primary building is appropriate for this neighborhood and meets the intent of the Preservation Manual Supplement and NWQ Design Principles. The mass and scale of the garage building seems fairly large in relationship to the primary structure. Consider reducing that to two cars. A covered carport may be able to be added to enclose a third car if needed.

Proportions & Details:

- **Primary Structure:**
  - **Scale:** The mass and scale of the primary building is appropriate for this neighborhood and meets the intent of the Preservation Manual Supplement and NWQ Design Principles.
  - **Proportions and Details:**
    - The roof pitch is still being showing at 9:12 which results in a large roof form on the front elevation. Have you studied this at 6:12?
    - Bays: The proportions of bays meets the character of the district.
    - With regards to openings (windows and doors) consider the following:
      - Transoms are not traditionally used over windows. Consider replacing them with larger windows that take up the whole opening.
      - The simplified front elevation is in keeping with the board recommendation.
      - On the south elevation, the very shallow awning window should be reconsidered. Consider at least using a window deep enough that the individual lites are square or vertically proportioned.
- **Garage:**
  - **Scale:** The mass and scale of the garage building seems fairly large in relationship to the primary structure. Consider reducing that to two cars. A covered carport may be able to be added to enclose a third car if needed.
  - **Proportions and Details:**
    - This building was modified per HRB comments.
- **Guest House:** the composition of the east façade, which will be the most visible one, could be more harmonious. Perhaps it's that there is not discernable rhythm to the window pattern, or that there are three different types of windows. Staff recommends reconsidering this.

- **Materials:**
  - We'll need a detailed color list.

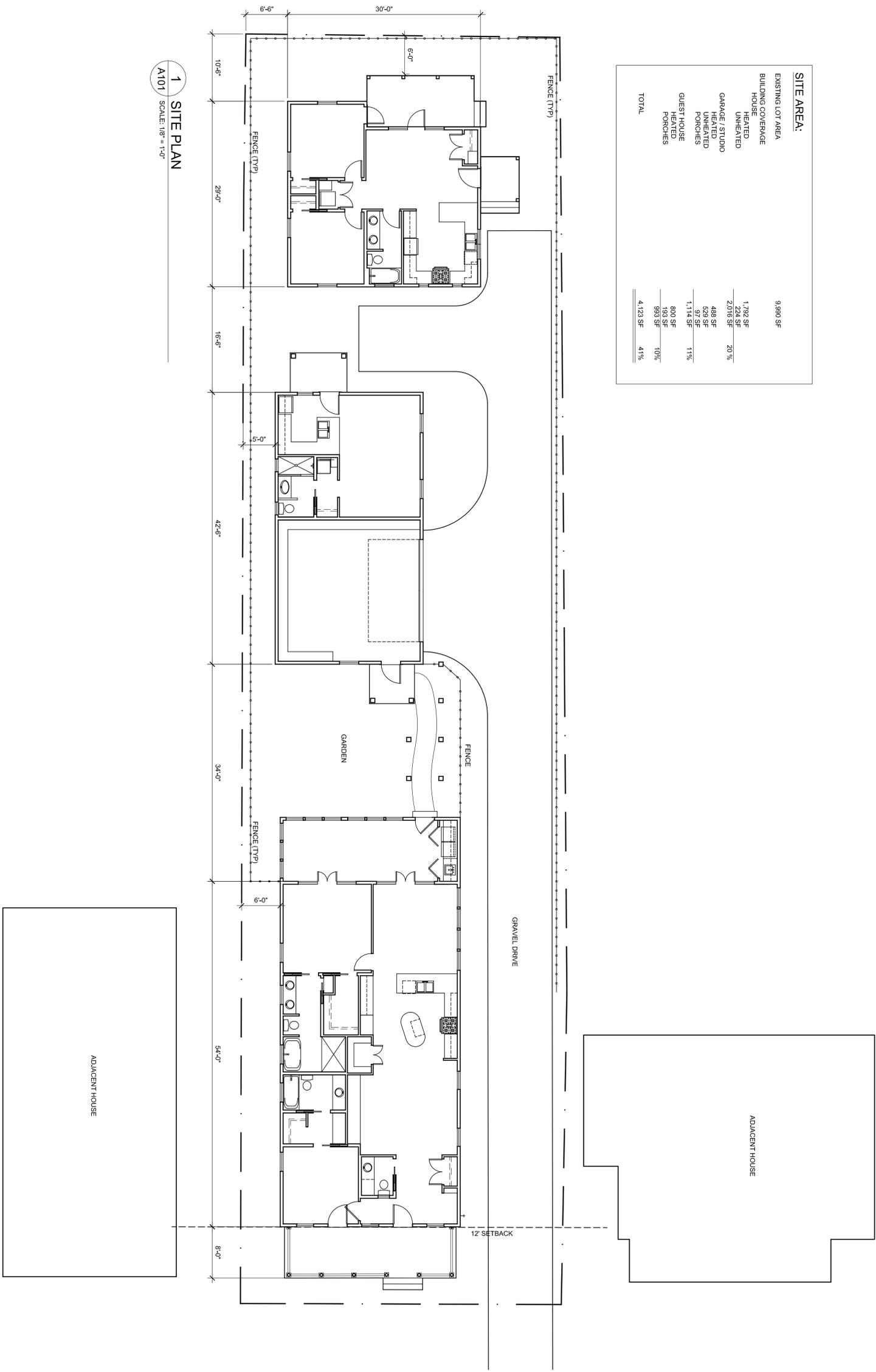
**Staff Recommendation:** Staff recommends final approval with the following conditions:

- Roof pitch of primary structure and guest house should be studied at 6:12
- Awning windows should be deep enough to have square or vertically proportioned lites
- A color and material list shall be submitted

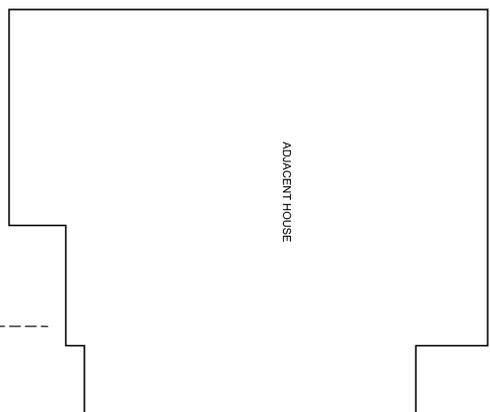
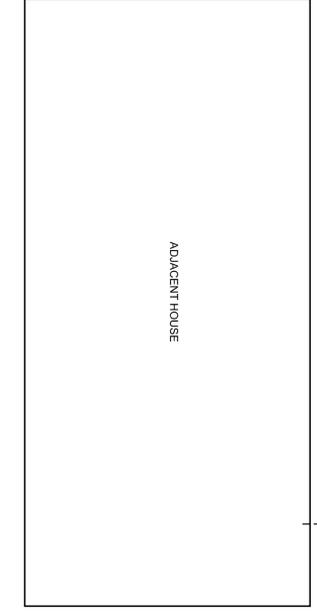
Note that if the size of the garage is not reduced, it will require an administrative adjustment.

**SITE AREA:**

EXISTING LOT AREA	9,990 SF
BUILDING COVERAGE	
HOUSE	1,792 SF
HEATED	2,075 SF
UNHEATED	
GARAGE / STUDIO	488 SF
HEATED	529 SF
UNHEATED	97 SF
PORCHES	1,114 SF
11%	
GUEST HOUSE	800 SF
HEATED	193 SF
10%	
PORCHES	993 SF
41%	
<b>TOTAL</b>	<b>4,123 SF</b>



**1 SITE PLAN**  
 A101 SCALE: 1/8" = 1'-0"



Drawn By: T. Michaels  
 Chkd By: T. Michaels  
 Project ID: 18004

Sheet No.  
**A101**

Sheet Title  
**SITE PLAN**

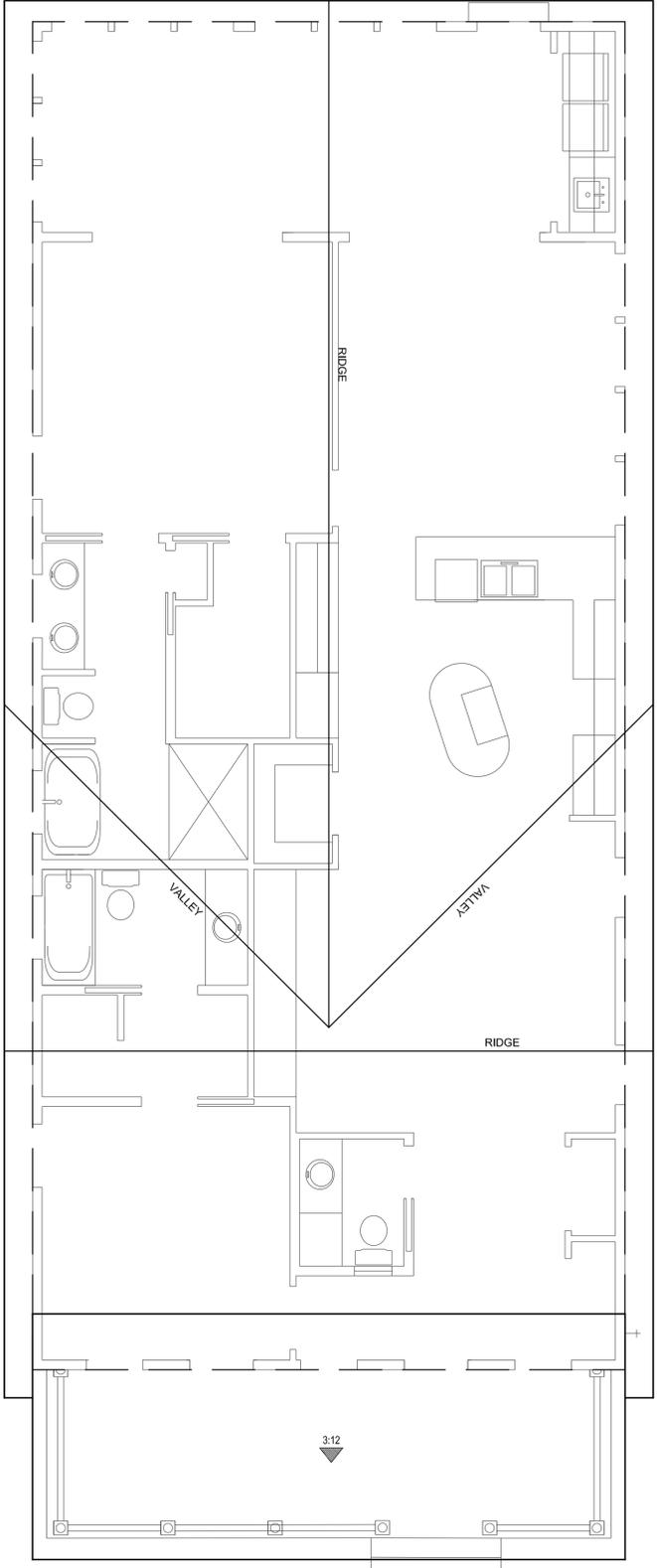
No.	Issue / Revision Description	Date
	ARB SUBMITTAL	02.21.16
	ARB SUBMITTAL	03.28.16

**SAGUI RESIDENCE**  
 808 NEWCASTLE STREET  
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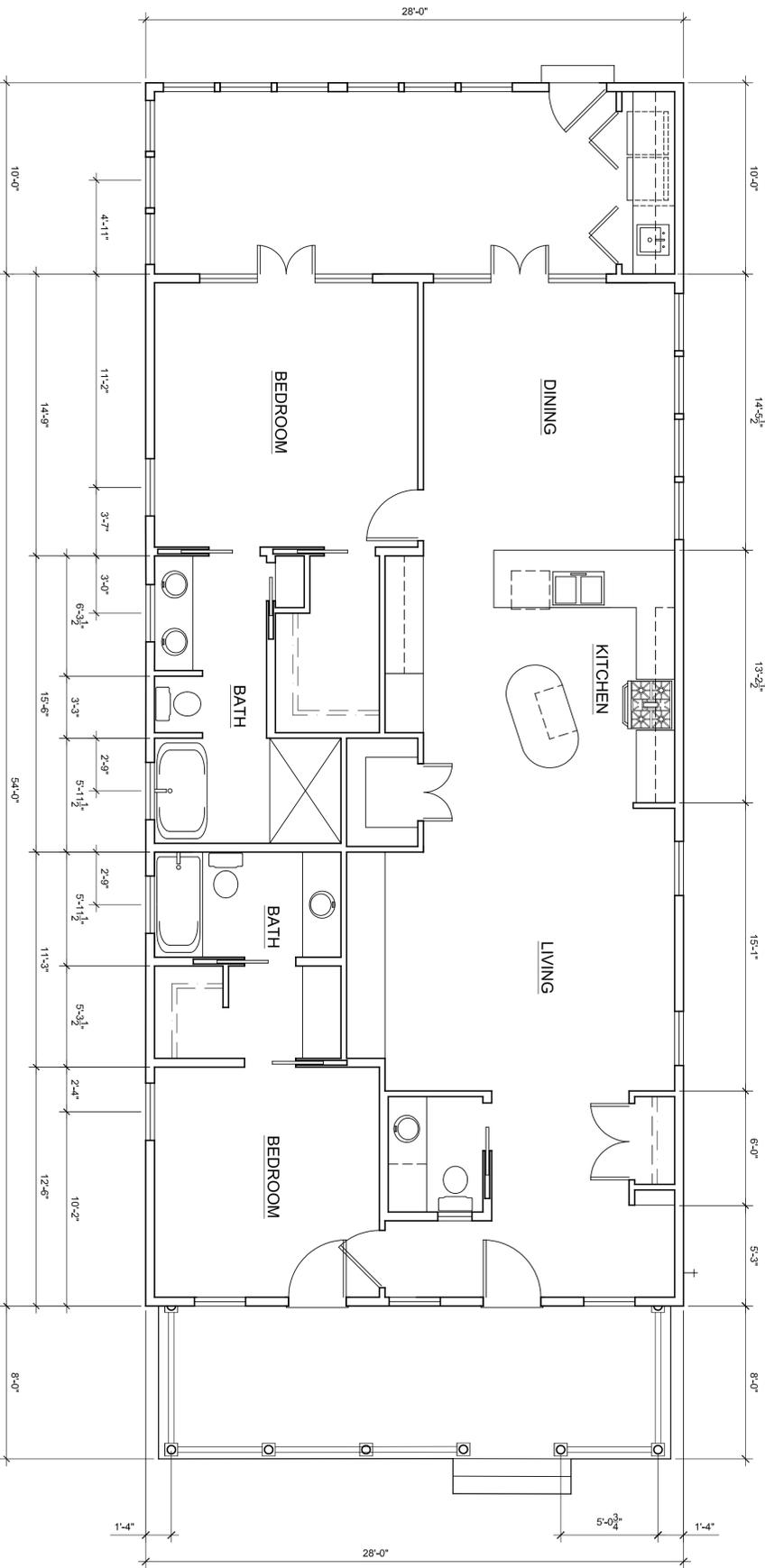


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**2 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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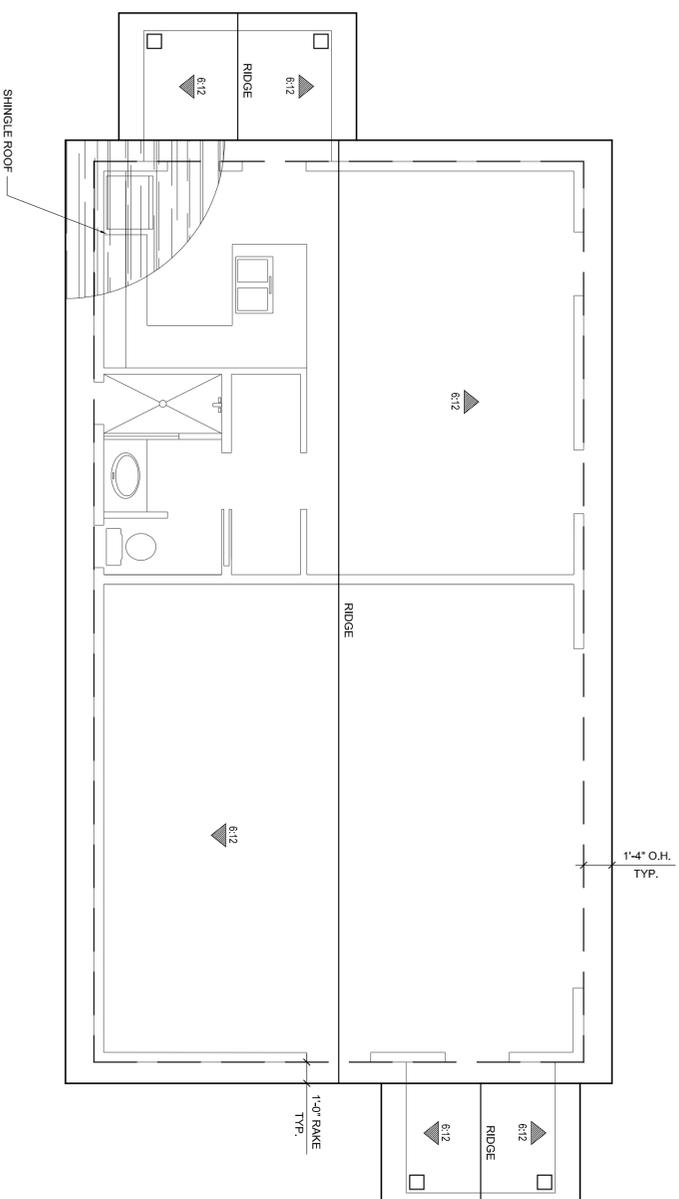
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Checked By: T. Michaels  
Project ID: 18004

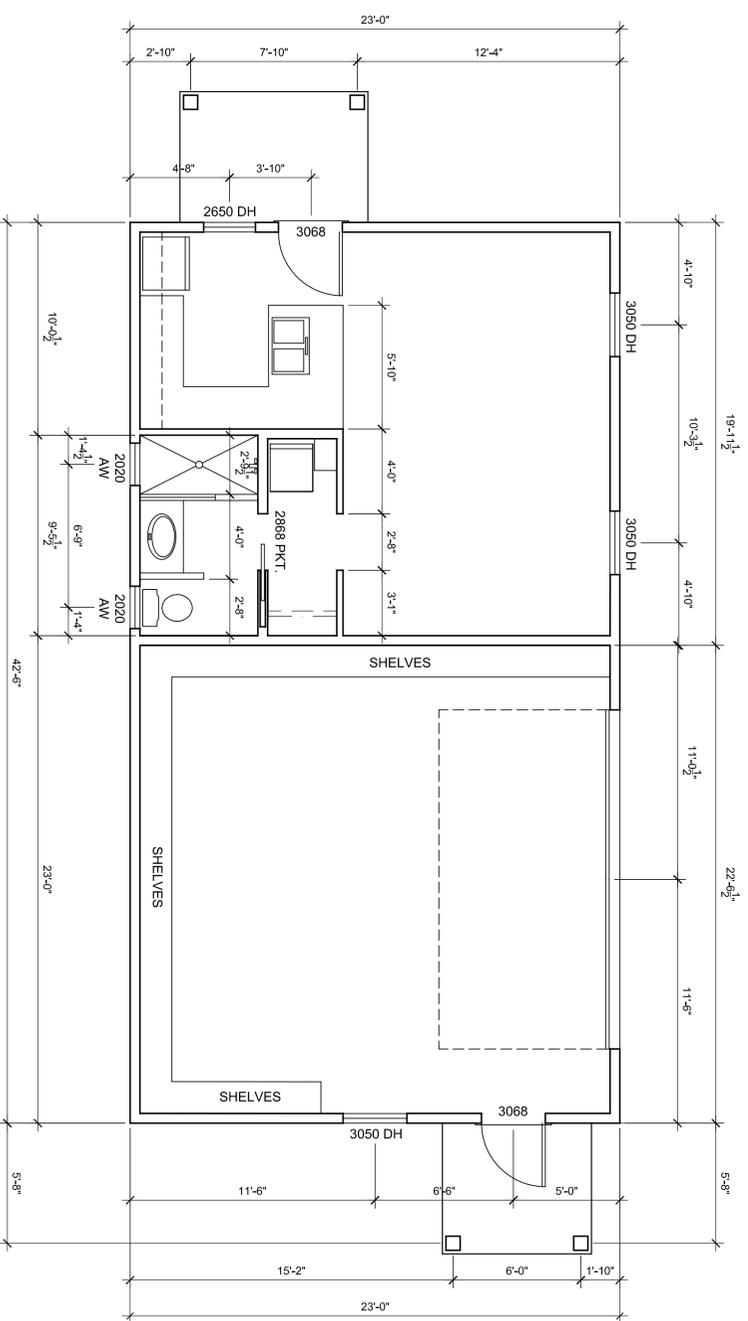
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2 GARAGE ROOF PLAN  
A103 SCALE: 1/4" = 1'-0"



1 GARAGE PLAN  
A103 SCALE: 1/4" = 1'-0"

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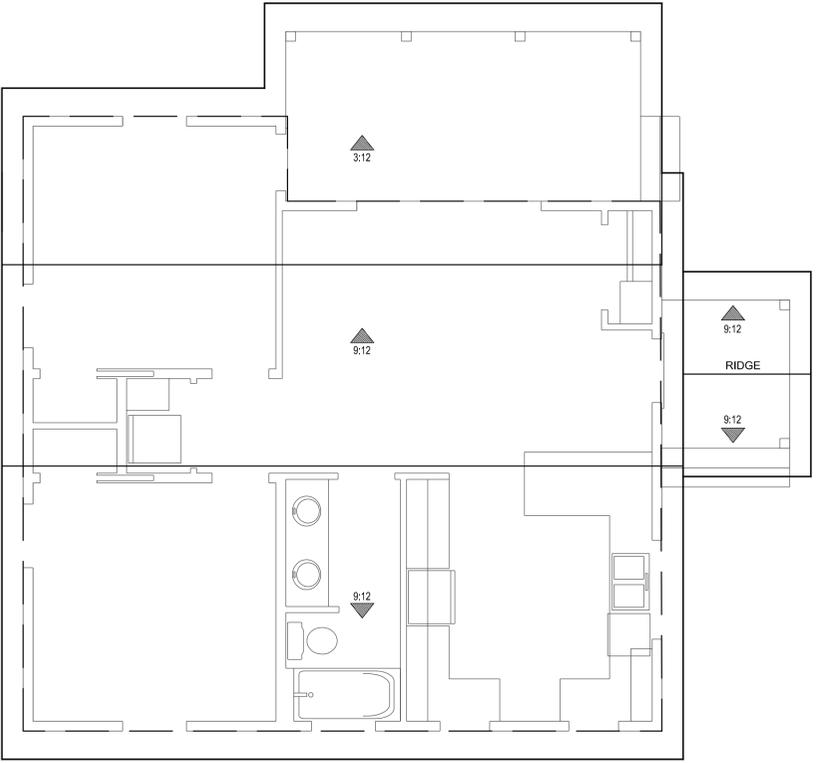
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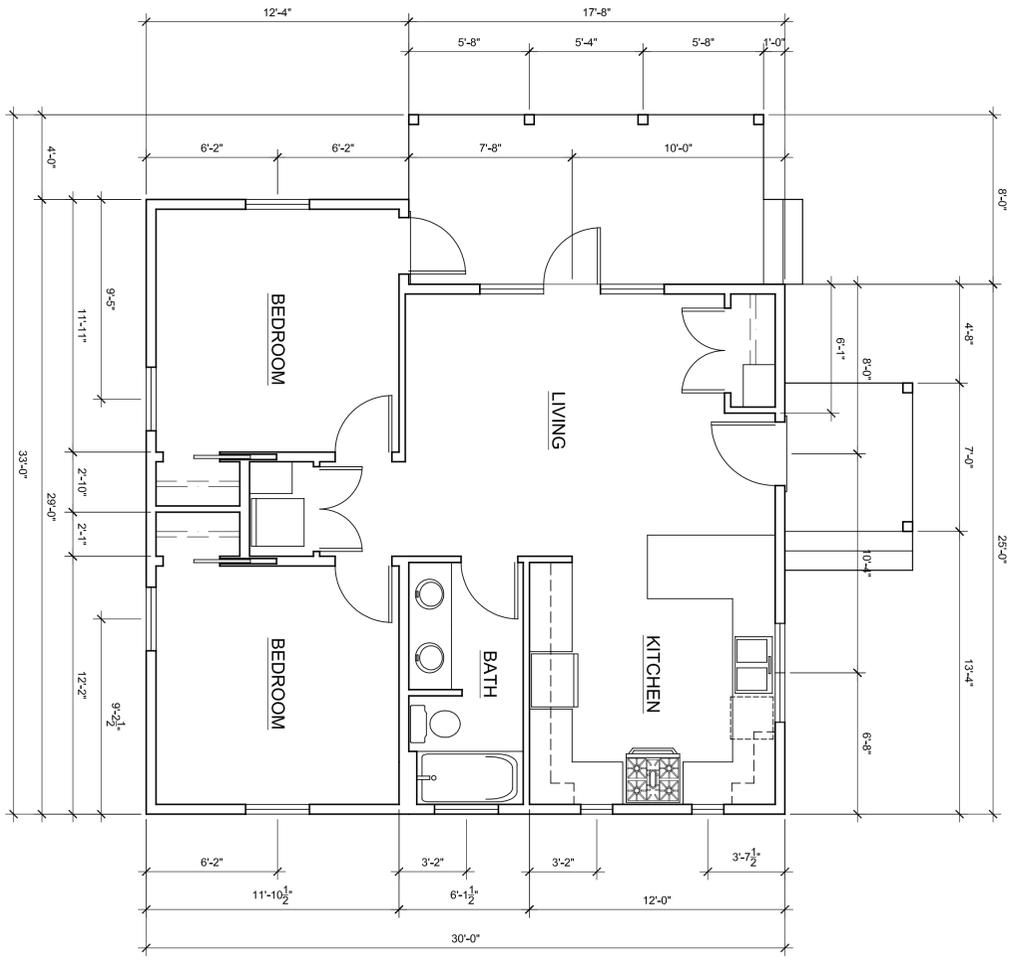
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Project ID: 18004

Sheet No.  
A103





2 GUEST HOUSE ROOF PLAN  
 A104 SCALE: 1/4" = 1'-0"



1 GUEST HOUSE PLAN  
 A104 SCALE: 1/4" = 1'-0"



PROJECT NORTH

Sheet No.  
**A103**

Sheet Title  
**GUEST HOUSE PLAN**

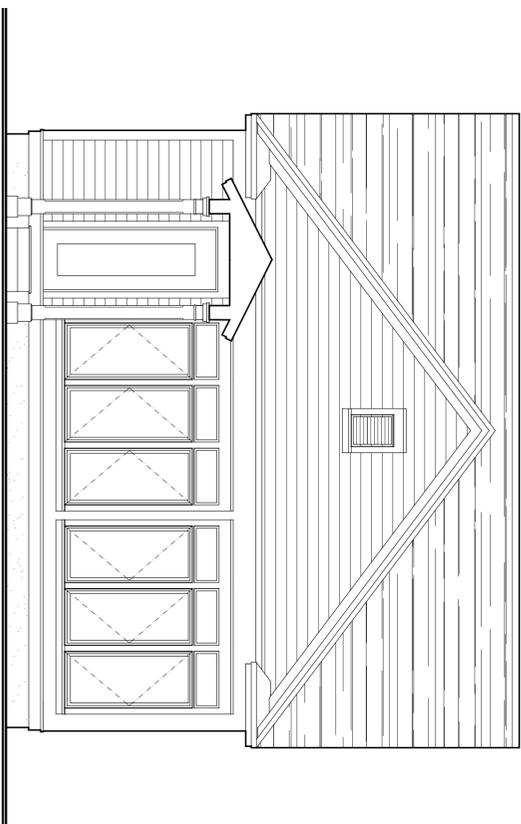
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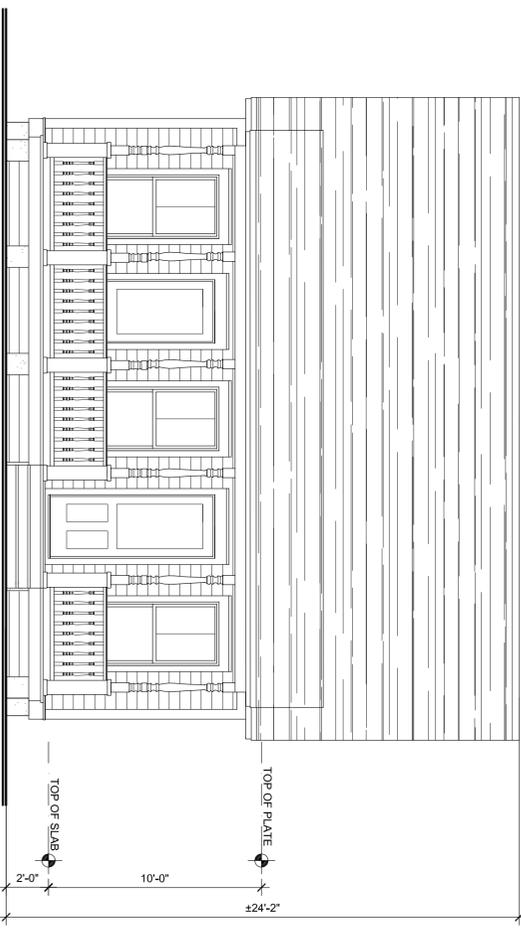


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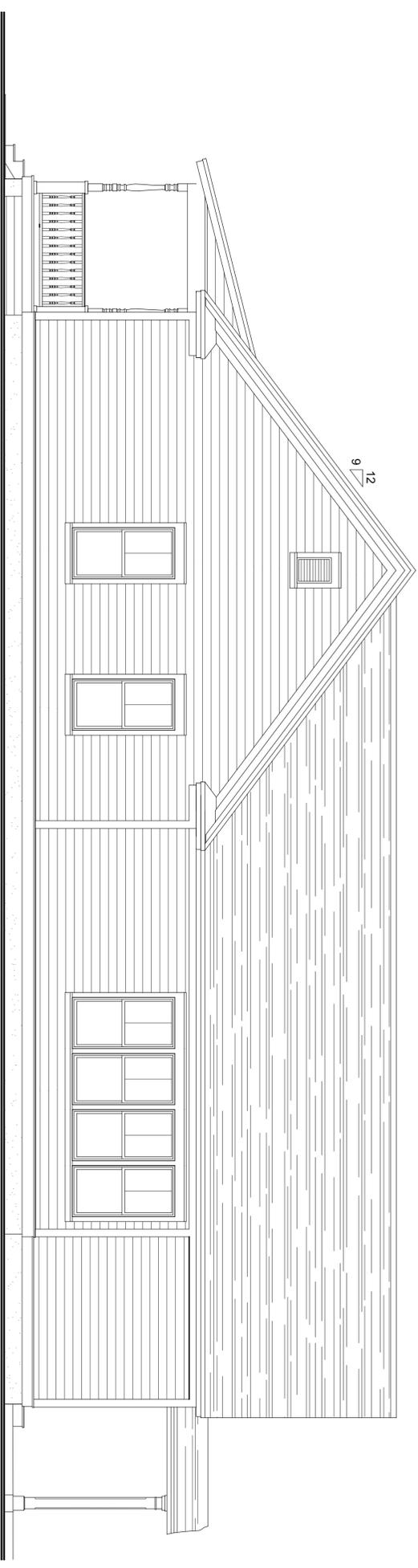
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3 WEST ELEVATION  
A201 / SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
A201 / SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION  
A201 / SCALE: 1/4" = 1'-0"

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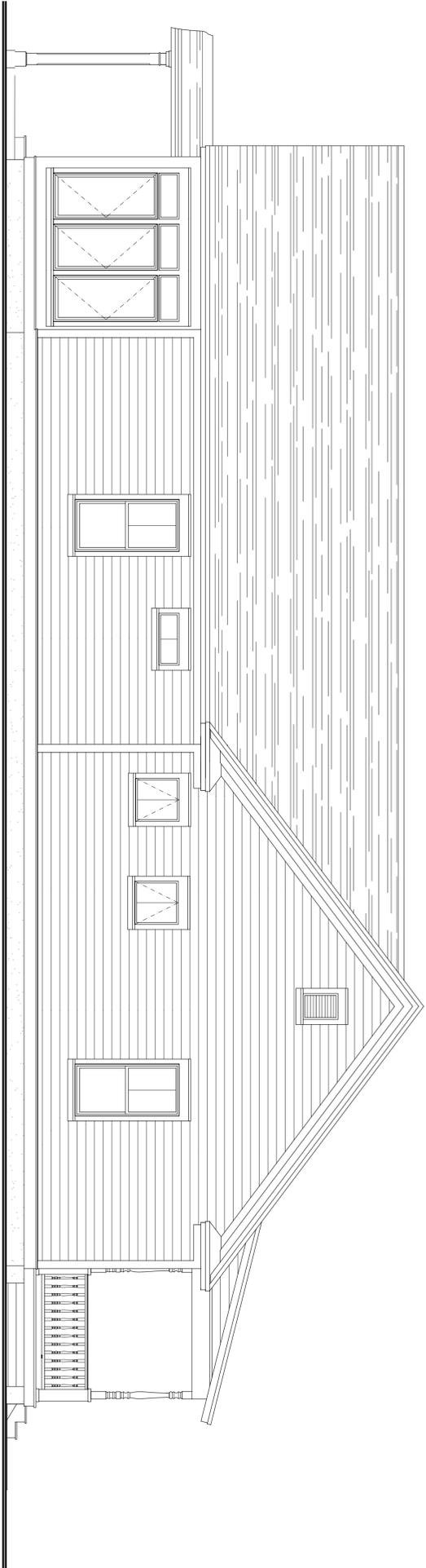
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HOUSE  
ELEVATIONS

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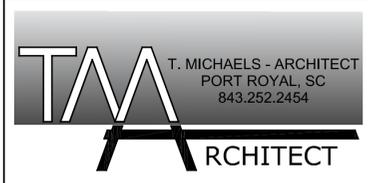
A202

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1 SOUTH ELEVATION  
 A202 SCALE: 1/4" = 1'-0"

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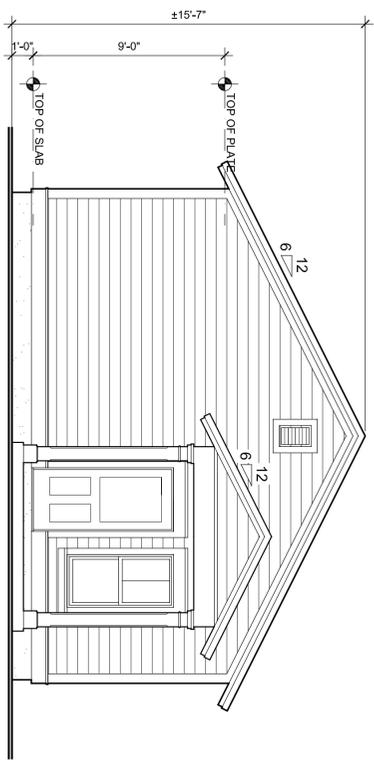
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Sheet Title  
 HOUSE  
 ELEVATIONS

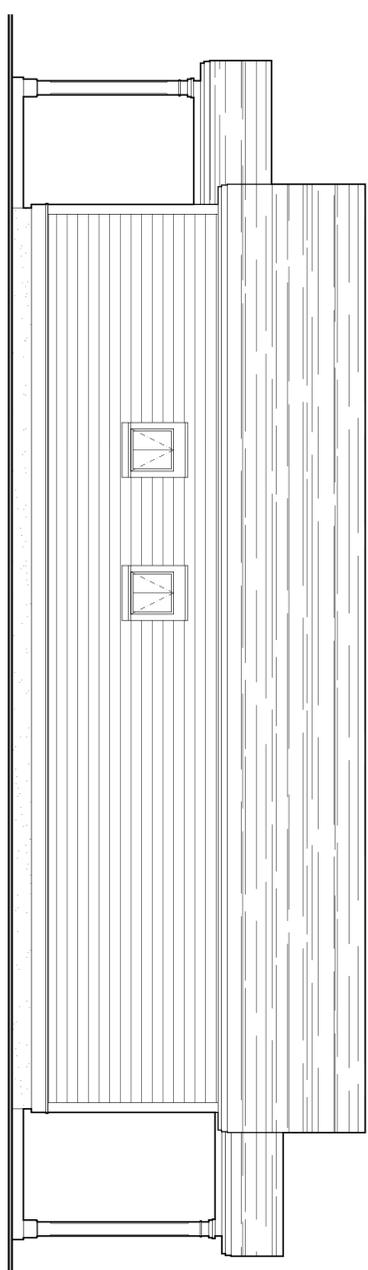
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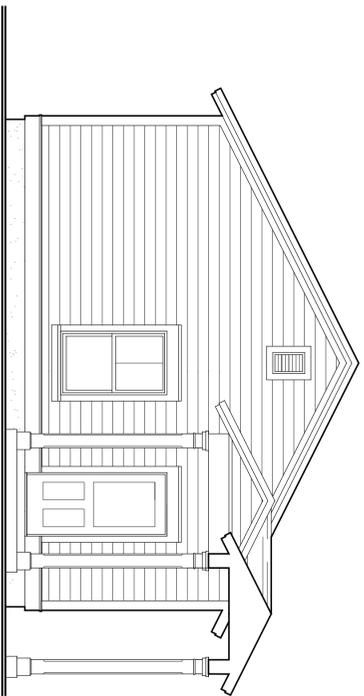
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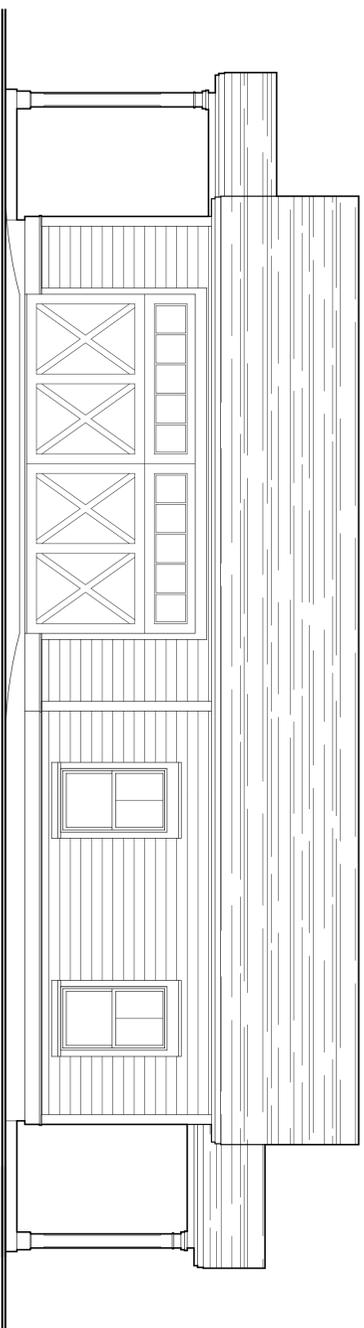
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A203 SCALE: 1/4" = 1'-0"



3 SOUTH GARAGE ELEVATION  
A203 SCALE: 1/4" = 1'-0"



2 EAST GARAGE ELEVATION  
A203 SCALE: 1/4" = 1'-0"



1 NORTH GARAGE ELEVATION  
A203 SCALE: 1/4" = 1'-0"



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Sheet Title  
GARAGE  
ELEVATIONS

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A203

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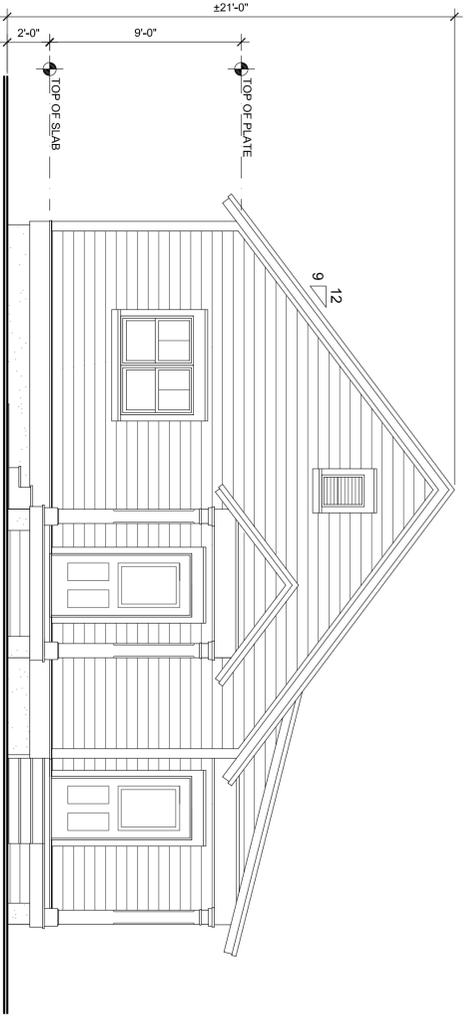
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ELEVATIONS

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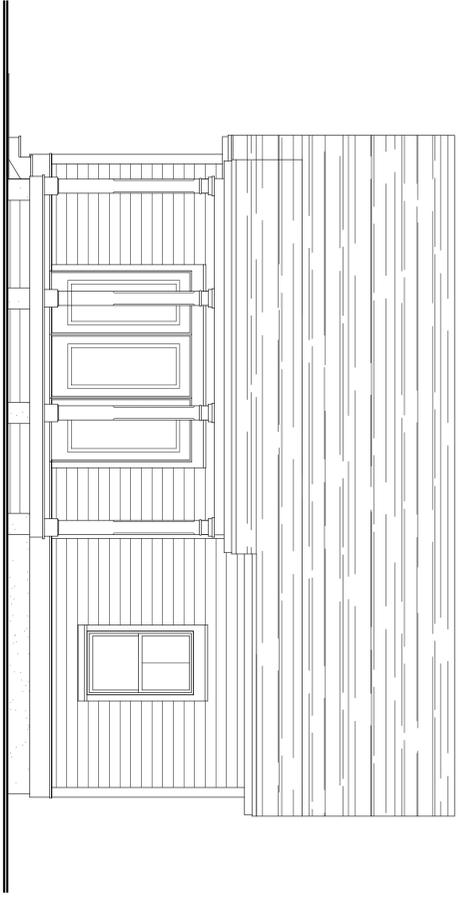
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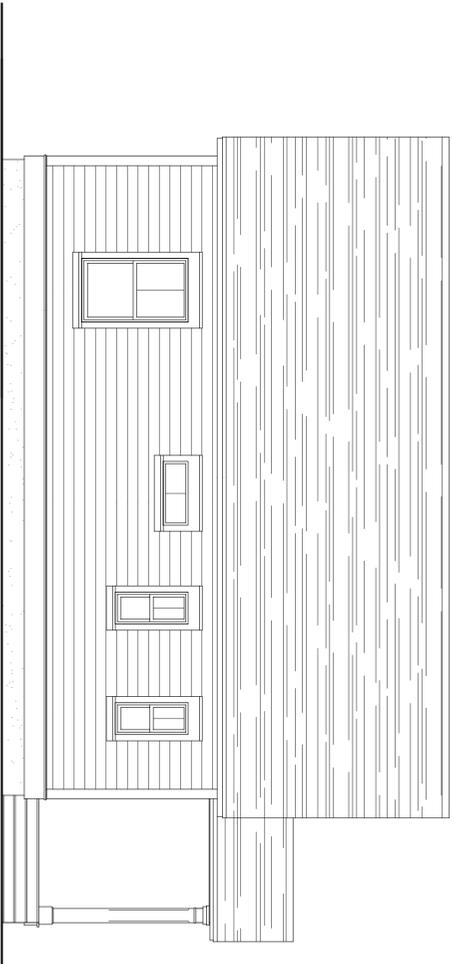
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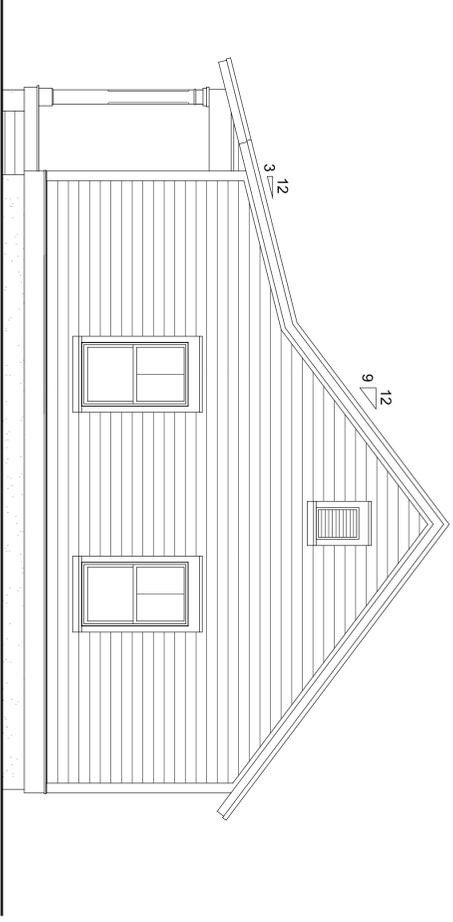
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SCALE: 1/4" = 1'-0"



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



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



2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"