

Dear Historic District Review Board;

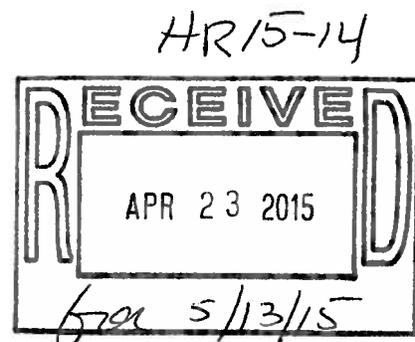
In acquiring the property 808 Newcastle, in Beaufort SC, I have concern for the abandoned structure that sits on the site. Since this is a new acquisition, I am currently in the education stages of bringing my vision for this property into alignment with that of the Historic District Review Board.

I wish to ask the board to consider allowing me to demo the existing structure prior to submitting a plan for new construction for the following reasons:

- 1) I have concerns for liability, if a child/teen were playing around the structure and somehow got in or under it and harm became of said child. Due to this concern I contacted Ty O'Farrell to buy some liability insurance for said structure only to find that no insurance could be purchased for such a building that was not being used as a dwelling unit, and scheduled for demo once plans were approved by the board.
- 2) I do not currently live in Beaufort, so the planning process is long distance, with some trips planned to meet with both the city and the in-house architect with Thompson Builders whom I wish to use for the construction.
- 3) Having a clean lot would certainly reflect well upon the city, verses a boarded up clearly empty building.
- 4) I have asked the builder to get the survey done ASAP so we have the exact lot measurements for the building plans to be most accurate.
- 5) At this juncture, after speaking with my builder, I need about a 6 week lead time to schedule demo, tree grooming, lot cleaning, grading and fencing secured. With that in mind, if you allow me to demo, I would schedule to arrive June 6th leaving June 21st. (This could get pushed back by one week, no more). During this 2 week period I would be working with both the city and the builders architect on the plans, while doing the demo, lot cleaning, tree grooming etc mentioned above.

Thank you for your consideration.

Sue Sagui



CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of May 13, 2015

Case Number: HR15-14
Property Address: 808 Newcastle Street
Applicant: Sue Sagui
Type of Request: Change After Certification - Final
Zoning: GR – General Residential – Northwest Quadrant

Historical: 808 Newcastle Street, c. 1950, is listed as not contributing to the historic district.

Request: **The applicant wishes to amend the condition for demolishing the structure. Approval for demolition was granted in 2009, but there is a condition that a plan for a new structure must be approved concurrently (see attached). The applicant would like to demolish the structure in advance of developing a plan for a replacement building.**

Background: This demolition request appeared before the HRB in 2009. The board granted conditional approval to the demolition.

Zoning: GC – General Residential – NWQ

There are no zoning issues with this request.

- Setbacks –
 - Front: prevailing
 - Side: 6'
 - Rear: 15'
 - Side & Rear for Accessory Buildings (Historic District): 5'
- Maximum Height: 35'
- Impervious Surface Coverage, Max: 50%;

Staff Questions, Comments & Suggestions:

- Staff would like to see this building rehabilitated or removed.

Staff Recommendation: Staff recommends final approval of this request on the condition that the lot will be over-seeded and well maintained, and will not be used for parking.

COPY

**HISTORIC DISTRICT REVIEW BOARD
Certificate of Appropriateness
Final Approval**

November 17, 2008

Mr. Allen Patterson
Allen Patterson Residential, LLC
211 Sams Point Road
Beaufort, South Carolina 29907

RE: HR08-89 808 Newcastle Street – Main Structure - Front

Dear Mr. Patterson:

On November 12, 2008, the City of Beaufort Historic District Review Board met to review your application for a request for demolition of an historic dwelling located at 808 Newcastle Street, listed on the *Beaufort County Historic Sites Survey, U-13-1096*. Because of the deteriorated condition of the building, and because it poses a threat to public safety, the board granted final approval, with conditions, to your application. Demolition shall be permitted upon final approval of an appropriate replacement structure.

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other City ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances is required. Please contact the City Codes Enforcement Office located in the lower level of 701 Craven Street, (843) 525-7040, to apply for the necessary permits. A copy of this letter should be submitted with your application for a permit along with two sets of stamped approved plans.

Be advised that the certificate will expire 12 months from the date of this letter as per Section 3.1.M.1 of the *City of Beaufort Unified Development Ordinance*. If you make any changes in your project that are not part of the approved plan, you will need to submit an application for a Change After Certification.

If you have any questions, feel free to call the Planning Department at (843) 525-7011. Thank you for your patience and cooperation during the review process.

Sincerely,

Libby Anderson
Planning Director

cc: Carolle and Frank Wynia
Mike Wiles, Building Official

COPY

MINUTES
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Full Board

Wednesday, November 12, 2008
The Carnegie Building Conference Room – 701 Craven Street
Beaufort, South Carolina

Members Present

John Gadson, Sr, Chairman
Greg Huddy
Jay Weidner
Lisa Estes
Joel Newman

Members Absent

All members were present

Others Present

None

I. Call to Order

John Gadson, Sr, Chairman, called the meeting to order at 2:00 P.M. He introduced the board members, Greg Huddy, Jay Weidner, Lisa Estes and new member Joel Newman. He welcomed Mr. Newman to the Board. He introduced staff, Donna Alley, Preservation Planner, and DaNell Benton, Recorder. Mr. Gadson explained the objectives and guidelines of the board as guided by the *Beaufort Preservation Manual* and the *Secretary of Interior's Standard's for Rehabilitation*.

II. Public Hearing

A. 808 Newcastle Street (Main Structure) - Demolition, Final Review

Ms. Alley addressed the board. She said the *Beaufort County Historic Sites Survey 1997* lists the main structure located at 808 Newcastle Street as “contributes to the district, circa 1930.” She said the applicant proposes final approval for demolition

of the structure. A *Public Hearing Notice* was published in the *Beaufort Gazette*. The property was posted.

The applicant, Allen Patterson, LLC for Carolle and Frank Wynia addressed the board. He said he believes that based on the materials used, the structure was actually built between 1953 and 1958.

Mr. Gadson opened the floor for public comment.

Marvin Dukes addressed the board. He said he owns the property. He said his original intent was to rehabilitate the structure in order to rent it out, but the structure is too poorly constructed for rehabilitation. He said he believed the structure was originally built by Alma Sharpe to be used as a rental home. He said if demolition was not approved, he would be forced to board the structure up since he believes it can not be rehabilitated.

Lou Ann Elliott, 807 Newcastle Street, said the structure is creating blight for the neighborhood and she was requesting the board approve demolition.

Mr. Gadson closed the floor for public comment.

B. 808-B Newcastle Street (Duplex) - Demolition, Final Review

Ms. Alley addressed the board. She said the *Beaufort County Historic Sites Survey 1997* does not list the rear duplex located at 808-B Newcastle Street and to the rear of the primary structure located at 808 Newcastle Street. She said the applicant proposes final approval for demolition of the rear duplex. A *Public Hearing Notice* was published in the *Beaufort Gazette*. The property was posted.

The applicant, Allen Patterson, addressed the board. He said he did not understand why the main structure is listed and not the duplex, but that it is deteriorated beyond repair and should be demolished.

Mr. Gadson opened the floor for public comment.

Marvin Dukes addressed the board. He said he owns the property. He said if demolition was not approved, he would be forced to board the structure since he believes it can not be rehabilitated.

Randy Elliott, 807 Newcastle Street, said this structure is currently being used by itinerate people who are causing destruction to the structure and the neighborhood. He asked the board to allow demolition.

Mr. Gadson closed the floor for public comment.

C. **810 Newcastle Street (Main Structure)** -Demolition, Final Review

Ms. Alley addressed the board. She said the *Beaufort County Historic Sites Survey 1997* lists the structure located at 810 Newcastle Street as “contributes to the district, circa 1920.”

The applicant, Allen Patterson, addressed the board. He said he believed this structure was built in approximately 1924, but it has been modified significantly when fire destroyed most of it.

Mr. Gadson opened the floor for public comment.

Marvin Dukes addressed the board. He said he owns the property. He said there is basically nothing to save since the structure was severely destroyed by fire.

Mr. Gadson closed the floor for public comment.

III. **Review of Full Board Projects**

A. **808 Newcastle Street (Main Structure)** - Demolition, Final Review

Applicant: Allen Patterson, Residential, LLC for Carolle and Frank Wynia (HR08-89)

Ms. Alley addressed the board by stating the property located at 808 Newcastle Street (Main Structure) is listed on the *Beaufort County Historic Sites Survey 1997* as “contributes to the district, circa 1930.” She said the applicant, Allen Patterson, Residential, LLC for Carolle and Frank Wynia, is requesting demolition of the structure in order to build a new structure. The condition of the structure is deteriorated. A replacement structure is being proposed and will be reviewed separately. Photographs are on file. Supporting documents are on file, including Sanborn Maps. A legal Plat is on file. The Building Official, Mike Wiles’, report is on file.

Mr. Patterson said he had made his comments during the public hearing.

The board discussed the application. Mr. Weidner said he agreed with Mr. Patterson and Mr. Dukes that the structure is no longer original.

Ms. Estes said the pictures included in the board packets, made the structure appear in far better condition than it is since the house is actually leaving the foundation.

Mr. Newman said there is nothing contributing left of the structure.

Mr. Huddy said he was concerned that the structure is listed as contributing.

Ms. Estes said she was concerned that there appears to be inconclusive data for the original construction of the house.

Mr. Weidner said the house originally had a completely different configuration and most of the original materials no longer exist. He said Evan Thompson, Historic Beaufort Foundation Director, stated he believed the structure could be demolished since it is not unique, as long as there are replacement plans for new construction.

Mr. Gadson opened the floor for public comment.

Mr. Dukes and Ms. Elliott said their public comments were made under Section II, A.

Mr. Gadson closed the floor for public comment.

Motion: Mr. Weidner made a motion, seconded by Ms. Estes, to grant final approval for demolition of the main structure located at 808 Newcastle Street because of the deteriorated condition of the building, and because it poses a threat to public safety as reported by the Building Official, with the condition that demolition shall be permitted upon approval of an appropriate replacement structure. Mr. Weidner, Ms. Estes, Mr. Huddy, Mr. Newman and Mr. Gadson voted yea. The motion to approve passed unanimously with a vote of five to zero.

B. 808-B Newcastle Street (Duplex) - Demolition, Final Review

Applicant: Allen Patterson, Residential, LLC for Carolle and Frank Wynia (HR08-91)

Ms. Alley addressed the board by stating the property located at 808-B Newcastle Street (Duplex Structure) is not listed on the *Beaufort County Historic Sites Survey 1997*. She said the applicant, Allen Patterson, Residential, LLC for Carolle and Frank Wynia, is proposing final demolition of the rear duplex structure, located to the rear of the primary structure. Separate applications have been submitted for demolition of the primary structure and new construction of a replacement structure. The condition of the structure is deteriorated. Photographs are on file. Supporting documents are on file, including Sanborn Maps. A legal Plat is on file. The Building Official, Mike Wiles', report is on file.

Mr. Patterson said he had made his comments during the public hearing under Section II, A.

The board discussed the application.

Mr. Gadson opened the floor for public comment.

Mr. Elliott, who commented during the public hearing, requested that demolition not be delayed so that itinerates would not continue to live in the structure.

Mr. Gadson closed the floor for public comment.

Motion: Mr. Weidner made a motion, seconded by Ms. Estes, to grant final approval for demolition of the rear duplex located at 808-B Newcastle Street because of the deteriorated condition of the building, and because it poses a threat to public safety as reported by the Building Official. Mr. Weidner, Ms. Estes, Mr. Huddy, Mr. Newman and Mr. Gadson voted yea. The motion to approve passed unanimously with a vote of five to zero.

C. 810 Newcastle Street (Main Structure) - Demolition, Final Review
Applicant: Allen Patterson, Residential, LLC for Carolle and Frank Wynia (HR08-92)

Ms. Alley addressed the board by stating the property located at 810 Newcastle Street (main structure) is listed on the *Beaufort County Historic Sites Survey 1997* as "contributes to the district, circa 1920." She said the applicant, Allen Patterson, Residential, LLC for Carolle and Frank Wynia, is proposing final demolition of the structure. The condition of the structure is deteriorated. Photographs are on file. Supporting documents are on file, including Sanborn Maps. A legal Plat is on file. The Building Official, Mike Wiles', report is on file.

Mr. Patterson said he had made his comments during the public hearing under Section II, A.

The board discussed the application. Mr. Weidner said nothing on the structure appears to be original inside and out.

Mr. Gadson opened the floor for public comment.

There was no public comment. Mr. Gadson closed the floor for public comment.

Motion: Mr. Weidner made a motion, seconded by Ms. Estes, to grant final approval for demolition of the main structure located at 810 Newcastle Street because of the deteriorated condition of the building, and because it poses a threat to public safety as reported by the Building Official, with the condition that demolition shall be permitted upon approval of an appropriate replacement structure. Mr. Weidner, Ms. Estes, Mr. Huddy, Mr. Newman and Mr. Gadson voted yea. The motion to approve passed unanimously with a vote of five to zero.

D. 808 Newcastle Street (Main Structure) - New Construction, Conceptual Review
Applicant: Allen Patterson, Residential, LLC for Carolle and Frank Wynia (HR08-90)

Ms. Alley addressed the board for the property located at 808 Newcastle Street. She said the applicant Allen Patterson for Carolle and Frank Wynia, has presented new construction plans for a replacement structure.

Mr. Patterson addressed the board.

The board discussed the application. Ms. Estes said the proposed 2,600 square foot new structure appears to be too massive for that neighborhood. In addition, the style proposed appears to be too formal.

Mr. Newman said things will change on that street to include massing.

Ms. Estes said that one of the most important aspects of a streetscape is the scale of the neighborhood.

Ms. Alley said the scale in the neighborhood is important to any neighborhood and especially in the historic district.

Mr. Weidner said the proposal is showing parapets which are not appropriate for that neighborhood. The columns should be square, not round. The traditional treatment of the stairs should be from the street. The vent should be concealed. There is too much massing.

Mr. Newman said there should be piers.

Mr. Huddy suggested piers should be placed on the side of the structure.

Ms. Alley said the chimney should be simplified.

Mr. Wynia said the house across the street is a two-story structure. He said the proposed structure would be set back from the street making it appear smaller. The house would be constructed of wood materials.

Ms. Alley suggested making the proposed structure smaller and if more room is required, creating an accessory structure. She said Hardiplank is allowed for new construction in the Northwest Quadrant.

Mr. Gadson opened the floor for public comment

There was no public comment. Mr. Gadson closed the floor for public comment.

Motion: A motion is not required for conceptual review.

E. 810 Newcastle Street - New Construction, Conceptual Review
Applicant: Allen Patterson, Residential, LLC for Carolle and Frank Wynia (HR08-90)

Ms. Alley addressed the board for the property located at 810 Newcastle Street. She said the applicant Allen Patterson for Carolle and Frank Wynia, presented new construction plans for a replacement structure.

Mr. Patterson addressed the board.

The board discussed the application. Mr. Huddy said he believed that conceptually, this project was going in the right direction.

Mr. Gadson said it appears to fit in with the community.

Mr. Gadson opened the floor for public comment.

There was no public comment. Mr. Gadson closed the floor for public comment.

Motion: A motion is not required for conceptual review.

IV. Review of Minutes

A. Minutes for the meeting of September 10, 2008

The board reviewed the minutes for the September 10, 2008 meeting.

Motion: Mr. Weidner made a motion, seconded by Mr. Gadson, to grant final approval to the minutes of the September 10, 2008 meeting as presented. Mr. Weidner and Mr. Gadson voted yea. Mr. Huddy, and Lisa Estes and new member Joel Newman, did not vote since they were not present at the meeting. The motion to approve passed with a vote of two to zero.

B. Minutes for the meeting of October 08, 2008

The board reviewed the minutes of the October 08, 2008 meeting.

Motion: Mr. Huddy made a motion, seconded by Mr. Weidner to grant final approval to the minutes of the October 08, 2008 meeting as presented. Mr. Huddy, Mr. Weidner, Ms. Estes and Mr. Gadson voted yea. Mr. Newman did not vote since he was not present at the meeting. The motion to approve passed with a vote of four to zero.

V. Business

VI. New Business

VII. Discussion Items

VIII. Adjournment

The meeting adjourned at 5:00 P.M.