

# Historic Preservation Design Review

February 24, 2011

## HP-11-04, 106 Church St. (City)

### I. THE REQUEST

<b>Applicant:</b>	John Macloskie for the City of Sumter
<b>Status of the Applicant:</b>	Agent for City Code Enforcement
<b>Request:</b>	Demolition of House in the Hampton Park Historic District
<b>Location:</b>	106 Church St.
<b>Present Use/Zoning:</b>	Vacant Residential/R-6 (Single Family Residential)
<b>Tax Map Reference:</b>	228-12-01-027
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential/R-6/Hampton Park Historic District South – Residential/R-6/Hampton Park Historic District East – Residential/R-6/Hampton Park Historic District West – Residential/R-6/Hampton Park Historic District

### II. BACKGROUND

The City has applied for a permit to demolish the structure at 106 Church Street owned by Elizabeth B. Dixon. There is a long and detailed history of the code violations and enforcement actions that have resulted in a Court Order for enforcement of an original demolition that was originally sought by the City in order to remedy fire and safety hazards at the site.

Per Section 18-200 of the City of Sumter Building and Property Maintenance Ordinance, when a structure is a fire hazard, a threat to public health or safety or in imminent danger of collapse, the City may serve a Demolition Notice to owners and/or any person as set forth in this Article.

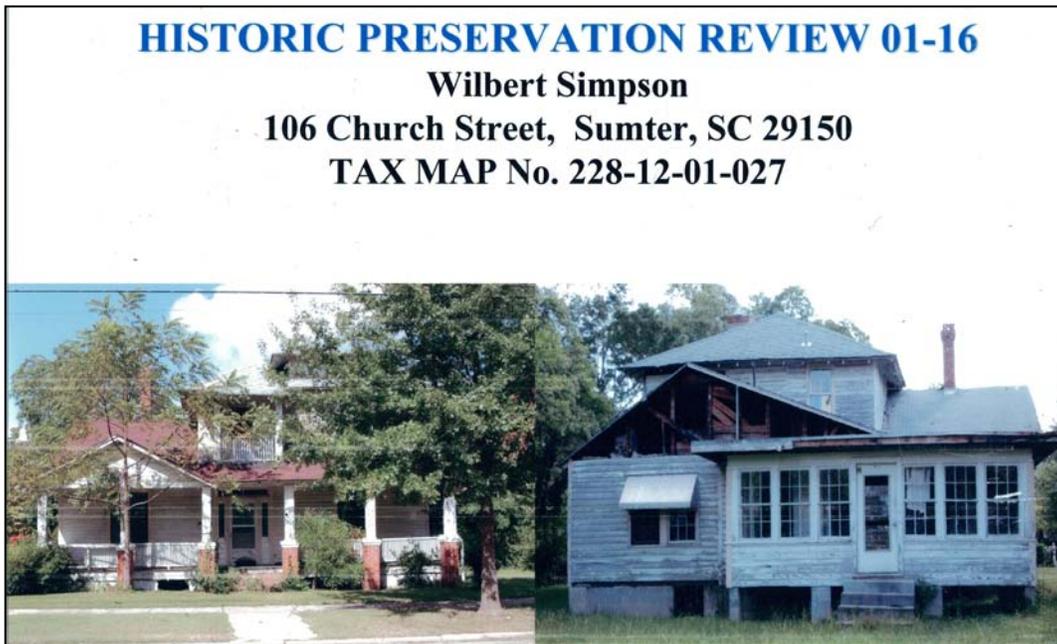
Historic Design Review Committee approval is required before the demolition may move forward.

**Historic Context**

The vacant residence at 106 Church St. is located within the Hampton Park Historic District and was recorded in the 1980 Inventory as Site #137.

Built in 1920, this building is a 2 story foursquare vernacular style with first story gable-end porch detail, weatherboard siding, hipped roof with projecting dormer and a small second story hipped roof porch. The first story porch runs the width of the façade with pedimented gable, foursquare pillar supports, and plain balustrade that is echoed in the second story porch. The single entry paneled front door has one large central pane, sidelights and transom. The first story windows are single light one-over-one style, while the second story has double one-over-one sash.

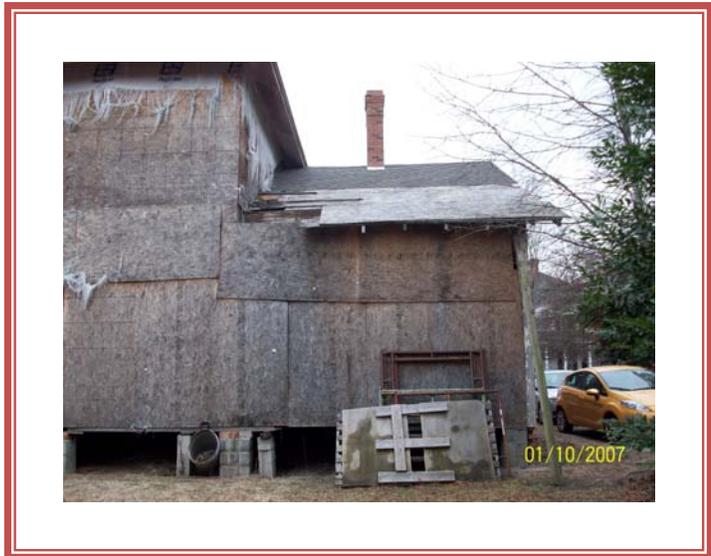
Based on records available from the South Carolina State Archives, 106 Church St. at the time of the Hampton Park Inventory in 1980 was considered a potentially significant contributing structure for a National Register Historic District, which could be applicable if such a district that included this structure were to be designated by the Dept. of the Interior. For the record, Hampton Park is a local historic district that has not been designated a NHRD and no District Designation request is in the works as of the date of this report. However, because of the removal of much of the original historic fabric, including the entire rear of the structure (walls and rooms), gutting the interior and removing most of the woodwork and other components, and the unsympathetic changes made to the exterior since the 1980 inventory, any potential NRHD significance that the building once had is now strongly in question.



*The front and rear of the structure at the time of the previous  
Historic Preservation Design Review.*

**The Request**

The structure has been the subject of numerous code citations and the owner has been in court several times to answer for these issues. The owner received Historic Design Review Committee approval in October 2002 for exterior renovations, demolition of the rear roofline, and additions that would have more than doubled the building footprint. The applicant for that review was Mr. Wilbert Simpson (the result letter for HP-01-16 is included in the packet).



However, the work has not proceeded according to the approved plans and over the years, building permits have lapsed due to no requests for inspections. The last permit issued was in September 2009 for repairs to the porch ceiling and to replace missing exterior siding. The work did not pass inspection and no work was done on the house before the permit lapsed. Mrs. Dixon received a stop work order from the Zoning Enforcement Officer in June 2010, when it was discovered that workers were painting the house a color that was not approved in the 2002 review. Mrs. Dixon stated at the time that she believed the paint color was approved, but the case file has a handwritten note signed by Nicole Norris, previous HP Board member, for the following:

House Body		<a href="#">MPC Color Match of Valspar™ 1006-10A Lyndhurst Roseglow *</a>
Eaves		<a href="#">MPC Color Match of Valspar™ 1005-10C Rosario Ridge *</a>
Trim/Doors/Windows/Balusters		<a href="#">MPC Color Match of Valspar™ 1004-10C Ancestral Haze *</a>

The last permit activity on this structure was in June 2010 when Mrs. Dixon applied for a building permit to “repair front steps build columns & exterior siding & rear roof.” This permit was not issued because at that time the property was under a Temporary Restraining Order. The photographs above and below illustrate the present condition and situation at 106 Church Street. Staff made a site visit on January 10, 2011 in preparation for this report and noted the following:



- A large hole in the rear roof area
- Buckling of the siding in several areas



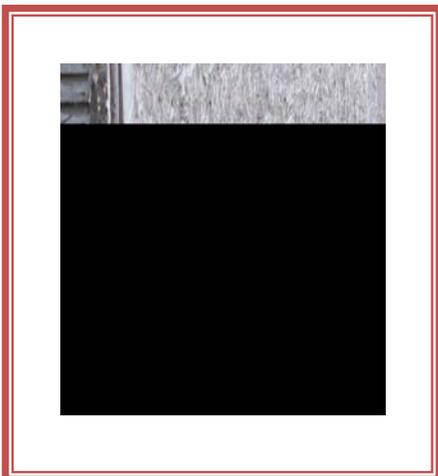
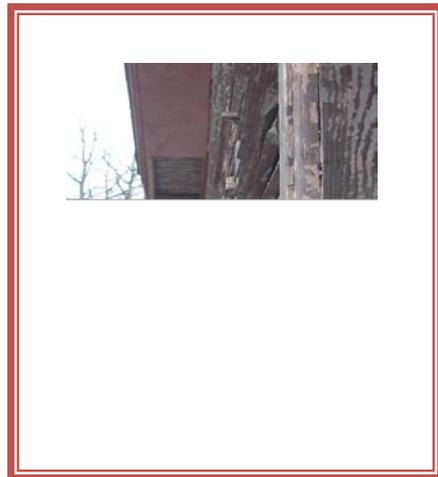
- Shifting of blocks placed to attempt to support the structure in the rear
- Deterioration and crumbling of brick piers
- Buckling and separation of the framing and sill under the front door and all along the attached front porch
- Deteriorated, sagging wall covering along the back where the original rear walls and portions of the structure were removed

- Exterior walls bowing outward along the second story to the rear
- Multiple areas of rot, mold, and vegetative growth in the wood siding, window frames, soffits, and moldings



- Separation of brickwork and missing mortar in the uncompleted front steps and porch columns

- The interior is gutted and holes in the rear roofline are letting in water, debris, and wildlife
- Vines are growing through visible openings in the floor and walls



A letter submitted by the City Building Official further details some specific building code issues with the structure and is included in the packet.

The *Design Review Guidelines Manual* states:

**#97) HISTORIC BUILDINGS SHOULD NOT BE DEMOLISHED**

**Normally Required**

**a. Historic buildings in Sumter's districts should not be demolished. Demolition may only be approved if one or more of the following conditions are met:**

- **Where the public safety and welfare requires the removal of a structure or building.**
- **Where economic hardship has been demonstrated, proven, and accepted by the Board of Historical Review.**
- **Where the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report there should be a separate report that details future action on the site.**
- **Where buildings have lost their original architectural integrity and no longer contribute to the character of a district.**
- **After a 120-day waiting imposed by the HPDRC to determine if the building could be saved by others.**

*The Zoning Ordinance Article 1(j)4 states:*

**Powers of the Design Review Board:** Where within a designated overlay district such as the Hampton Park Design Review District, and/or the Sumter Downtown Historic District, exterior appearance of any building or structure is involved, the Zoning Administrator and/or the Building Official shall not issue a permit for erection, alteration, improvement, demolition, or moving of such structure unless and until a project application has been submitted to the Design Review Board and a Certificate of Appropriateness is issued.

**STAFF RECOMMENDATION**

The proposed project meets several of the conditions for approval, including established threats to the public safety and welfare and loss of architectural integrity.

The structure was reviewed by a member of Staff and it is Staff's belief that the building contains very little historic value, with little potential for restoration. The Executive Director of the Palmetto Trust for Historic Preservation offered over a year ago to assist in finding a buyer for the structure, and the Building Official gave a letter regarding the numerous building code issues. The owner has demonstrated a long history of non-compliance with Code Enforcement, and has stated that economic hardship has not allowed her to repair the building. The Fire Chief has declared the structure a public hazard, and Court Orders affirming the demolition have been presented to the Board.

This demonstrates that the requirements for the issuance of a Certificate of Appropriateness for demolition of a dilapidated structure in the Hampton Park Historic District have been met as set forth in the Design Review Guidelines and in the Zoning Ordinance.

Staff recommends approval.

### **DRAFT MOTIONS**

I move that the Sumter Historic Preservation Design Review Committee approve HP-11-04, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.

I move that the Sumter Historic Preservation Design Review Committee deny HP-11-04.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

### **HISTORIC PRESERVATION – FEBRUARY 24, 2011**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, February 24, 2011, voted to approve this request for demolition of the house structure on property located at 106 Church Street as outlined in the staff report.