

# Historic Preservation Design Review

March 24, 2011

HP-11-11, 329 W. Calhoun St. (City)

## I. THE REQUEST

**Applicant:** Larry Bandstra

**Status of the Applicant:** Contractor, Agent for Property Owner

**Request:** Design Review of proposed repairs and renovations to the rear porch of a single-family home and backyard accessory buildings

**Location:** 329 W. Calhoun St., Sumter

**Present Use/Zoning:** Residential single family R-9/HD

**Tax Map Reference:** 228-06-03-052

**Adjacent Property Land Use and Zoning:** North – Residential Single Family R-6/HD  
South – Residential Single Family R-9/HD  
East – Office under construction PO/HD  
West – Residential Single Family R-9/HD

## II. BACKGROUND

The applicant is requesting Historic Preservation Design Review approval to enclose the rear porch and install windows on the single-family home at 329 W. Calhoun Street. In addition, the applicant proposes to perform some minor repairs and renovations to two small accessory structures in the rear yard.



### Historic Context

The residence at 329 W. Calhoun St. is located within the Hampton Park Historic District and was recorded in the 1980 Inventory as Site #211. No age is given in the site record and it was not considered eligible for the National Register at the time; the County Tax records list the construction date as 1909. It is a Craftsman-style 1-1/2 story frame cottage with gable roof, two interior end chimneys that have been painted white, single roof dormer with exposed rafter tails that have been enclosed with vinyl, single door entrance with sidelights and transom, 1/1

windows with louvered shutters, and a front porch with balustrade that extends along the width of the

façade. At the time of the 1980 Inventory, there were brackets noted in the roof eaves that appear to have been removed.

The rear screen porch, while not original to the structure, is a common feature on older homes in the District. The windows in the rear and on either side are six over six paned glass with exterior storms, with one bay area that has four mullioned windows with nine panes that are not original. There is security lighting mounted on the home and a carriage light to the left of the rear porch. The rear also has a wooden ramp with wooden railing in a classical style that was added for a previous occupant.



**The Request**

The property owner would like to enclose the existing rear screen porch using vinyl siding that matches that of the existing home, and to install sidelights on either side of the door similar to the ones on the front entrance. The existing back door is deteriorated and will be replaced with a metal door in the same style and color. In addition, the proposal is to install two white-framed six-over-six windows on the side wall of the enclosed porch that will match what is currently on side and rear of the home.



The storage building and shed are located in the rear yard, are in conformity with required setbacks, and are only visible from the rear yards of neighboring properties. The storage building is a single-story wood frame building with peaked roof, plain wood siding, and open shed area on one side, typical of early twentieth century outbuildings. The proposal is to re-paint the building white, to repair the door and replace siding to match what is there, and perform minor repairs to stabilize the building. The open shed just behind it will only need to be cleaned up and receive some minor repairs.



The *Design Review Guidelines Manual* states:

**#48) REPAIR OR REPLACEMENT OF EXTERIOR WOOD SIDING SHOULD MATCH THE ORIGINAL**

**Normally Required.**

- a. Repair and replacement of original wood siding should be with materials, profiles, and designs to match.
- b. Repair of original wood siding is the preferred alternative to replacement with new wood siding.
- c. Replacement of wood siding should be kept as minimal as possible. Wholesale removal of wood siding should not take place unless deterioration of the original siding is clearly demonstrated.

A General Certificate of Appropriateness for vinyl siding can be authorized, and the proposed siding will match what was previously approved and is on the home in color and scale.

**#60) MAINTAIN AND PRESERVE ORIGINAL ENTRANCE ELEMENTS**

**Normally Required**

- a. **Original doors, transoms, sidelights, and surrounds should be preserved and retained.** Original hardware such as locks should also be retained.
- b. **Replacement of original doors should not take place unless significant deterioration can be demonstrated.**
- c. **New doors on primary and readily visible secondary facades should be of designs appropriate for pre-1940 residences.** For residences built between 1880 and 1915 this may include single light glass and wood designs and doors with four or five recessed panels. For residences built between 1915 and 1940 doors with multiple glass light designs or single light designs are appropriate.

The rear entrance is not original, and the proposed changes are in keeping with what is on the front of the residence.

### **#63) MAINTAIN AND PRESERVE ORIGINAL WINDOW OPENINGS**

#### **Normally Required**

- a. Original window openings should not be enclosed, reduced, expanded, or concealed.**
- b. New window openings should not be added to the primary facade or readily visible secondary facades.**

The cottage has a few original windows left on the side and rear façade, as pictured. The new windows are chosen to match these windows, and will be vinyl-clad wood.

### **#79) MAINTAIN AND PRESERVE ORIGINAL OUTBUILDINGS**

#### **Recommended**

- a. Original outbuildings such as sheds and garages should be maintained and preserved.**
- b. Repair and replacement of original elements and details should follow residential guidelines.**

Repairs and renovations on residential accessory structures are encouraged and should follow residential guidelines. The storage shed is of a style that dates from the period of the home's original construction, and the proposal to renovate it and the open storage structure with no exterior alterations is in accordance with the Design Guidelines.

### **III. STAFF RECOMMENDATION**

The proposed project is in accordance with the standards for a General Certificate of Appropriateness for Vinyl Siding and enclosing the rear screen porch and installing windows will address a security issue that is of some concern to the property owner. The proposed renovations and repairs for all of the structures are in accordance with the requirements of the Design Review Guidelines.

Therefore, staff recommends approval.

### **IV: DRAFT MOTIONS**

I move that the Sumter Historic Preservation Design Review Committee approve HP-11-11, 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-11-11.

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

### **V. HISTORIC PRESERVATION DESIGN REVIEW – MARCH 24, 2011**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, March 24, 2011, voted to approve this request in accordance with the materials, photographs, and details submitted and referenced in the Staff Report.