



HISTORIC PRESERVATION DESIGN REVIEW

Minutes of the Meeting

February 28, 2013

ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on February 28, 2013, in the conference room of the Sumter City-County Planning Department. Seven board members – Ms. Mary Kolb, Ms. Lynda Parker, Mr. Billy Taylor, Mr. Grady Locklear; Ms. Jean Whitaker – and the secretary were present. Mr. Scott Bell was absent. The meeting was called to order at 3:30 p.m. by Ms. Mary Kolb – Vice-Chair.

ELECTION OF OFFICERS

Mr. Grady Locklear made a motion to defer election of officers until the next meeting. The motion was seconded by Ms. Lynda Parker and carried a unanimous vote.

MINUTES

Mr. Grady Locklear made a motion to approve the minutes of the December 20, 2012 meeting as presented. The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.

NEW BUSINESS

HP-11-29 (Rev. 1), 21 N. Main St./Sumter Opera House (City)

Ms. Donna McCullum presented this request for Historic Preservation Design Review approval for proposed removal and replacement of existing skylight over Council Chambers with a 5'8" tall clerestory addition constructed of metal siding to match existing roof, aluminum storefront windows and a standing seam metal roof to match existing structure, and a circular window at each end of the structure facing east / west. She stated that in 2011, the board approved installation of 8 windows with a hardie panel material surrounding the windows that was to be a sand-tone color that would match some of the masonry in the building. The applicant is asking to make the following changes (1) install a metal siding material around the windows that will be terra cotta in color to match the existing roof on the Opera House, and (2) install a circular window on each gable end of the addition. Ms. McCullum stated the staff is

recommending approval based on meeting the general criteria of the *Guidelines* which state the construction of an extra story at the roof of a commercial building may be acceptable as long as the addition is not readily visible from the street.

Ms. Julie Coker and Mr. Edward "Bucky" Monroe were present to speak on behalf of this request.

Mr. Grady Locklear asked why the applicant switched to aluminum windows as it did not seem to be conducive to the structure of the Opera House and its age.

Ms. McCullum stated the aluminum windows were part of the original approval.

With no further discussion, Mr. Grady Locklear made a motion to approve this request in accordance with the Guidelines, plans, materials and colors referenced in the staff report. The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.

HP-13-01, 506 W. Hampton Ave. (City)

Ms. Donna McCullum presented this request for Historic Preservation Design Review approval for the front and side façade renovations of the property at 506 W. Hampton St. Ms. McCullum stated the applicant, Mr. Ronald Eady, had started doing some construction on an addition to the house. He had received a building permit about six years prior for some minor roof repairs and shingling to the structure. In recent months, staff received notification that the applicant was doing some more construction on the property. Mr. Eady was issued a Stop Work Order until the issues could be resolved. The proposed scope of work includes the following:

- Installing 8 new windows (4) 32" x 52", (1) 32" x 36", (2) 48" x 62", (1) 24" x 24" octagon
- Install 2000 feet of 1" x 6" cedar siding
- Install 250 square feet of tongue and groove flooring on porch
- Install BC Plywood on porch ceiling
- Install new front door
- Install 300 feet of 1" x 6" fascia boards
- Paint all eaves and gable boxing white
- All wood siding will be stained dark brown
- Repair damaged column and underpinning
- Repair or install all new porch columns

- Changes to front porch façade as shown in photographs (enclosing one end of porch and moving front door location)

Ms. McCullum stated some of the windows proposed by the applicant are arched, and one of these has already been installed on the west façade of the structure. The replacement windows should match as closely as possible the style, size and placement of the existing windows on the rear of the house. Bungalow style windows are usually square or rectangular. Staff recommends denial of this portion of the request. She stated the applicant wishes to install 2000 feet of cedar siding that will match the existing siding; install 250 sq. ft. of tongue-and-groove flooring on porch to match the style that was previously removed; install BC Plywood on porch ceiling. Staff recommends approval of these changes. The applicant wishes to install a new front door that has an arch at the top. The front door location has been changed because of the enclosed addition to the front porch. Staff recommends denial of this portion of the request. The replacement front door should be located in the same position as the original front door, and should mimic the style of other bungalow houses as much as possible.

Ms. McCullum further stated the applicant also wishes to install 300 feet of 1" x 6" fascia boards; paint all eaves and gable boxing white and stain all wood siding dark brown to match the existing stain on the house. She stated the applicant wishes to repair the damaged columns and underpinning using a brick veneer to replace the underpinning, and install all new porch columns. Staff has talked with the applicant and recommended that the columns and brick underpinning be repaired to match the original but not to install new columns. There have been changes to the front porch façade as shown in the photographs. Staff is recommending denial of this portion of the request based the criteria stated in *The Guidelines*.

In summary, Ms. McCullum stated the items staff would recommend approval of are:

- installation of cedar siding as long as it matches the existing siding on the house;
- tongue-and-groove flooring on the porch;
- plywood on the porch ceiling;
- installation of fascia board;

She stated the three items staff recommends denial of are:

- porch enclosure;
- installation of windows with the arches;
- changing out the columns and changing the color of the brick underpinning; and
- installation of the front door

Ms. Grady Locklear asked when renovations were started on the house.

Ms. McCullum stated a building permit was issued six years ago to replace and repair some shingles but did not know when the current work was started.

Mr. Ronald Eady was present to speak on behalf of this request. He stated he was also issued a permit last year and that it is posted on the house. He has been working with Codes Enforcement and had an outline of things that had to be done in order to keep Mr. Eady from being fined. He stated when he bought the house he had no idea what the Historical Commission required or that it even existed until he ran into Codes Enforcement who told him he could do some things as long as it was put back as close to what was taken out. He further stated he that if you took out a door with a transom on top you could put back a door with a transom on top – didn't know that it had to be Bungalow style, Colonial or whatever style existed. Being a carpenter who does his own work, he began work. He stated he has purchased all the windows, door and the other items as seen in the report and started working with the knowledge/rights he thought he had. He stated he was issued the Stop-Work Order about a month ago but was working under a permit.

Mr. Billy Taylor asked what the latest permit allowed him to do.

Mr. Eady stated the permit allowed major/minor but was unclear as to the exact details on the permit.

Ms. McCullum stated the permit issued in June 2010 stated: replace shingles, replace roof on back top of porch and was listed a repair with construction costs of \$7500. If the work is just repair or replacement that is going back to the original colors and materials, that is allowed.

Ms. Colleen Yates stated the house has been in disrepair for a long time and that she and the other residents living in the Hampton Park District want to see the house repaired and restored.

Mr. Dutch Holland stated he lived down the street from the house and encouraged Mr. Eady to complete the work.

With no further discussion, Mr. Grady Locklear made a motion to approve the following items as presented based on the compliance with the intent of the Design Review Guidelines:

- Install 2000 feet of 1" x 6" cedar siding;
- Install 250 square feet of tongue and groove flooring on porch;
- Install BC Plywood on porch ceiling;
- Install 300 feet of 1" x 6" fascia boards;
- Paint all eaves and gable boxing white;
- All wood siding will be stained dark brown;
- Repair damaged column and underpinning; and

to discuss the following items individually:

- installation of 8 new windows;
- installation of new front door;
- repair or installation of new porch columns;
- Changes to front porch façade (enclosure).

The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.

Windows

Ms. Lynda Parker asked if the window could be approved if the applicant left the circular palladium arch off.

Ms. McCullum stated that would be more in compliance with the guidelines and style of the house. She stated the applicant is in agreement to leaving the circular arch off of the top of the windows.

With no further discussion Mr. Grady Locklear made a motion that the palladium-style of the windows be removed and retain the square/rectangular portion that is in keeping with the Bungalow style of the home. The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.

Front Door

Ms. Parker asked if the same thing could be done with the door (remove the palladium style arch from the top of the door).

Ms. McCullum stated it could be done and the applicant has agreed to remove the palladium style arch from the top of the door.

With no further discussion, Mr. Grady Locklear made a motion to installing the front door purchased without the palladium style transom. The motion was seconded by Mr. Billy Taylor and carried unanimous vote.

Repair or Install New Porch Columns

Ms. Parker asked if the porch columns were such that they could be repaired.

Mr. Eady stated he was mainly talking about the main support columns – the one on the left side is literally falling apart and is going to kick-out at any time. He stated he wanted to remove that column, pour a new foundation and rebuild it.

Mr. Taylor asked if he planned to use the existing brick.

Mr. Eady replied that he had the brick already and it would match the others.

With no further discussion, Mr. Billy Taylor made a motion for the applicant to tear down the deteriorating column, pour a new foundation, clean and reuse the brick and build the column back to the existing style. The motion was seconded by Mr. Grady Locklear and carried a unanimous vote.

Changes to Front Porch Façade

Mr. Grady Locklear asked if this was where the room was added or enclosed.

Mr. Eady stated it was open originally - he had to raise the floor of the porch to the level of the living room floor because he had planned to tie the space into one large room so that he could have an office space. To remove the addition now would require rebuilding some things.

Ms. Parker asked if the staff was recommending going back to the original façade.

Ms. McCullum presented photos on the façade as it appeared in 2007. She stated this house was formerly a duplex and the applicant is converting back to a single-family dwelling.

	<p>With no further discussion, Mr. Billy Taylor made a motion to approve leaving the porch addition (enclosure) as long as the façade matches the existing façade of the house. The motion was seconded by Mr. Grady Locklear and carried a unanimous vote.</p>
ADJOURNMENT	<p>With no further business, Ms. Lynda Parker made a motion to adjourn the meeting at approximately 4:10 p.m. The motion was seconded by Mr. Grady Locklear.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Board Secretary</p>