

Historic Preservation Design Review

February 28, 2013

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

I. THE REQUEST

Applicant: Ronald Eady
Status of the Applicant: Property Owner
Request: Design Review for proposed façade renovation
Location: 506 W. Hampton St.
Present Use/Zoning: Residential /R-9
Tax Map Reference: 228-11-03-006

Adjacent Property Land Use and Zoning: North – Calhoun St. & Residential / R-9
South – Residential / R-6
East – Residential / R-6
West – Residential / R-9

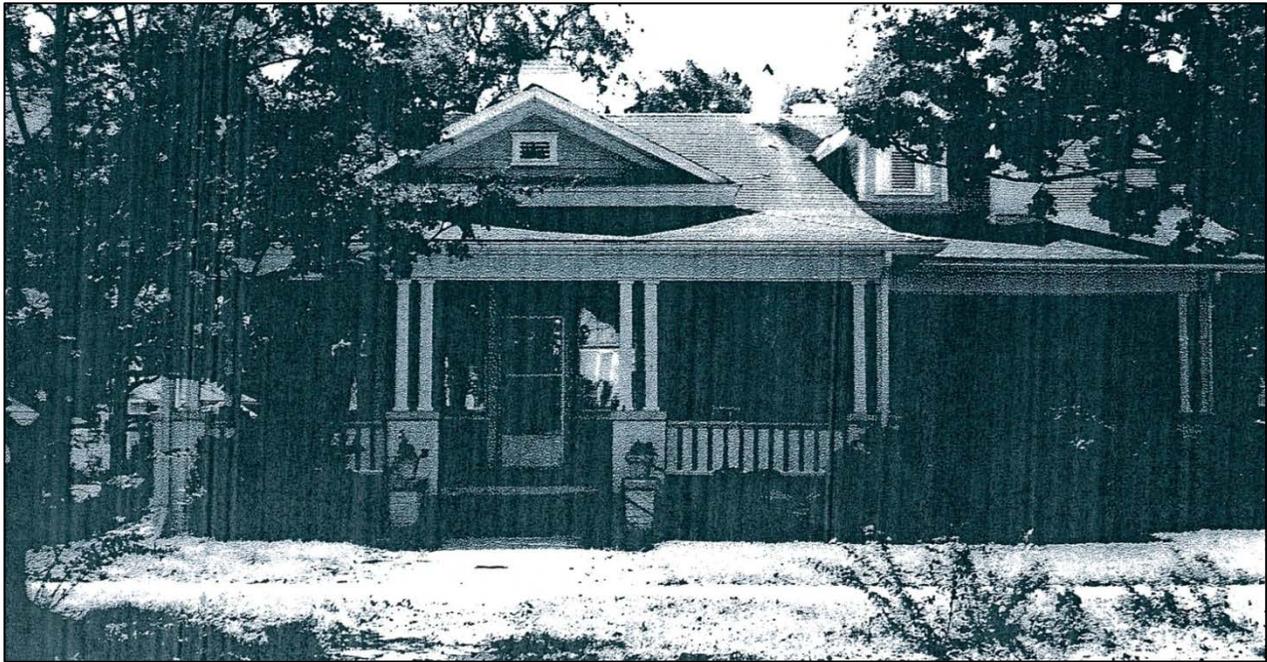
II. BACKGROUND

The applicant is requesting design review approval for the front and side façade renovation of the property at 506 W. Hampton St.



Above: Existing Façade

Architectural/Historic Context



Above: Photo from July 10, 1980 from the Hampton Park Historic District Survey.

Based on the Hampton Park Historic District Survey Report, this structure was built ca. 1920 and is described as follows:

“California Bungalow style, one story asymmetrical clapboard house with pedimented dormer and gable on the front. Front porch supported double pillars which rest on brick piers. Porch has simple wood balustrade.” This structure is historic and is considered to be a contributing structure within the district. It is located within the Hampton Park Design Review District, and as such, any proposed exterior changes must be reviewed and approved by the Historic Preservation Design Review Committee.



Above: December 2007 Images of structure from Google Maps

The following photographs show the current conditions on-site:



Above: The front porch has been framed in on one side, changing the front façade architecture from its original design.



Above: The proposal is for the house to be stained dark brown with white trim, in keeping with existing façade colors.



Above: The front porch has been framed in on one side to change the front façade architecture from its original design.





Scope of Proposed Work:

Proposed renovation scope of work includes:

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

Each of these proposed changes are analyzed below using the *Design Review Guidelines Manual* to determine their compatibility with the intent of the ordinance:

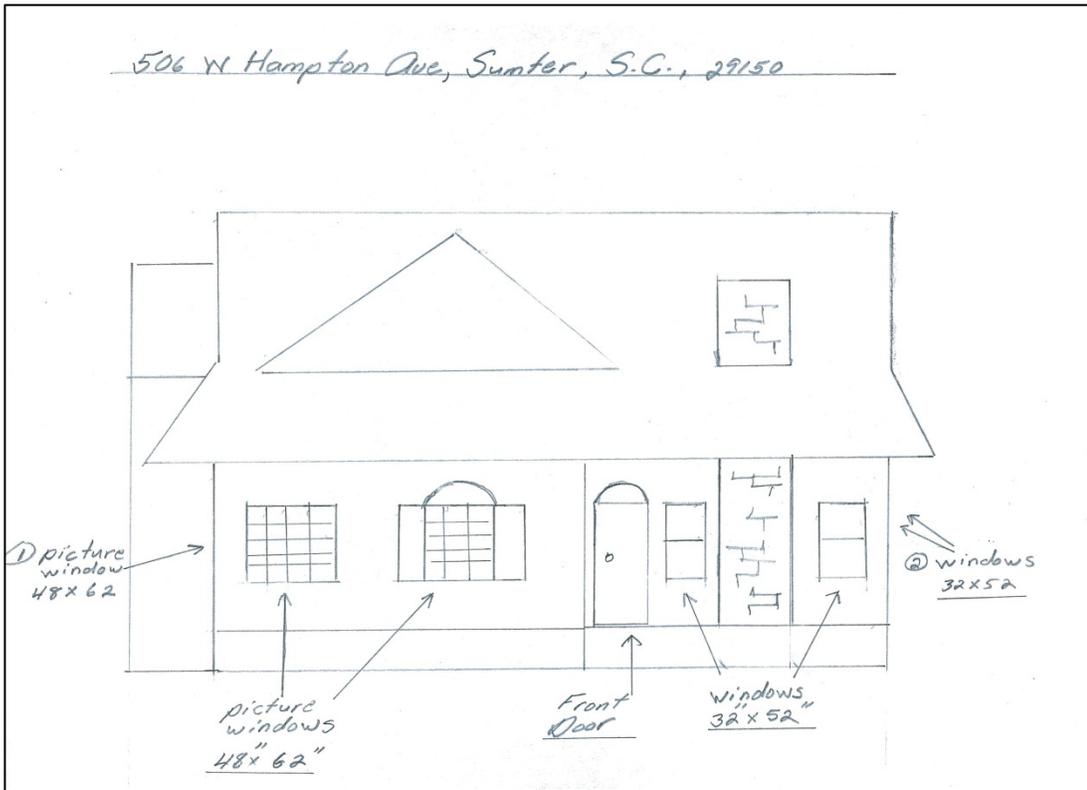
1. Install new windows

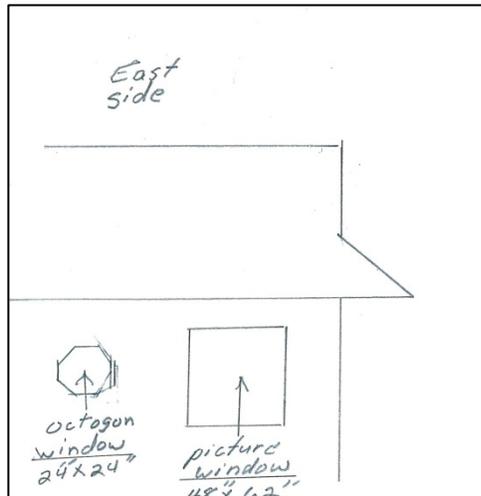
The proposed windows are shown in the photos below:





Front Center Facade





Relevant Design Guidelines:

#63) MAINTAIN AND PRESERVE ORIGINAL WINDOW OPENINGS

- 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.

#64) MAINTAIN AND PRESERVE ORIGINAL WINDOW DETAILS

- a. Original windows should be maintained and repaired with matching materials. Replacement of original window sash should take place only if deterioration is clearly demonstrated.
- b. The sash configuration of windows should not be altered. Replacement windows should match the original designs in dimensions and lights.
- c. Single light fixed windows, picture windows, and modern metal designs should not be added on primary and readily visible secondary facades.

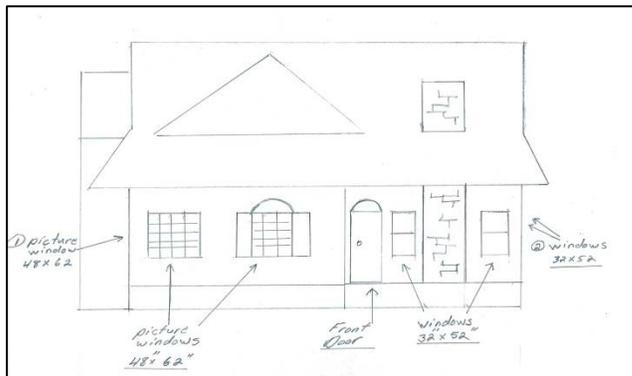
- 2. Install cedar siding**
- 3. Install tongue and groove flooring on porch**
- 4. Install plywood on porch ceiling**

See samples submitted by applicant. The cedar siding and tongue and groove flooring are to match original.

5. Install new front door



Above: Proposed new front entrance door



The house was converted into a duplex in the past and is now being reverted to a single family dwelling. The applicant proposes to locate the new front entrance to the right of the porch stairs, inset as shown *above left*.

Relevant Design Guidelines:

#59) MAINTAIN ORIGINAL ENTRANCE LOCATIONS

- a. Entrances on primary or readily visible secondary facades should not be enclosed or altered.
- b. New entrance openings should not be added on primary facades or readily visible secondary facades.

#60) MAINTAIN AND PRESERVE ORIGINAL ENTRANCE ELEMENTS

- 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.
- d. Original doors shall not be replaced with modern solid core wood doors and similar variations. Doors with ornate designs of wrought iron or similar metals shall not be installed.

6. Install fascia boards

To match existing.

7. Paint all eaves and gable boxing white

8. All wood siding will be stained dark brown

To match existing.

9. Repair damaged column and underpinning

The applicant also submitted this brick sample and said that he had considered facing the underpinning with this brick veneer, as shown below:



10. Repair or install all new porch columns

11. Changes to front porch façade as shown in photographs

The applicant has already altered the façade and front porch layout and design significantly, as well as changing the location of the front entrance and all the windows on the front façade.

Relevant Design Guidelines:

#53) PRESERVE AND MAINTAIN ORIGINAL PORCH LOCATION AND CONFIGURATION

- a. Porch elements that have become deteriorated should be repaired rather than replaced.
- b. Original porch elements such as columns, floors, and railing details should not be removed. Repair of porches should be made with materials to match the original.
- c. Porches may be enclosed with screen panels as long as the panels have the minimum number of vertical and horizontal framing members necessary to support the screening. These panels should be recessed behind the existing porch columns and railing and framing should be of wood; metal frames should be avoided.
- d. Porches on primary facades should not be enclosed with glass or other materials to create living space. Porches on secondary or rear facades may be enclosed with glass if the glass is set behind porch columns and railings and if there are minimal vertical and horizontal framing elements.
- e. Porches shall not be added to a primary or secondary facade on residences that originally did not have porches on these facades. If architectural or historical evidence exists that supports the previous existence of a porch, its restoration may be permitted.
- f. Porches or decks on rear facades may be added as long as they are not readily visible from the street.

Porches are one of the major defining elements of a residence's style, age, and character. Basic components of porches include the porch floor, columns, railings, decorative trim and ceilings. While the overall plan and form of porches remained much the same, porch treatments often changed from 1880 to 1940. The preservation of pre-1940 porch elements on residences is one of the primary guidelines for historic neighborhoods. Porches are one of the most significant defining features of a house and original forms, designs, and details should not be altered.

#55) MAINTAIN AND PRESERVE ORIGINAL PORCH COLUMNS

- a. Porch columns that are deteriorated should be repaired rather than replaced. If the base of a column is the only major site of damage the replacement of the base rather than the entire column should occur.
- b. Wood columns to match original wood columns should be used on primary facades. Metal or aluminum columns should not be installed on primary facades.
- c. Aluminum or metal columns are discouraged but may be used to replace wooden porch columns on rear facades.
- d. Wood or brick columns should not be replaced with modern wrought iron columns.

#56) MAINTAIN AND PRESERVE ORIGINAL PORCH RAILINGS

- a. Original porch railing details shall be preserved and maintained.

- b. Handrail or baluster replacement shall be with materials to match the original.
- c. The introduction of a new porch railing for a porch that was originally built without a railing is discouraged. If required for safety or access reasons the railing should be simple in design with square balusters.

III. STAFF RECOMMENDATION

Staff recommends the following for the scope of work on this project:

1. Installing 8 new windows (4) 32" x 52", (1) 32" x 36", (2) 48" x 62", (1) 24" x 24" octagon
 - 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 as shown in the photo below.
 - Staff recommends denial of this portion of the request. The replacement windows should match as closely as possible the style, size and placement of the existing windows on the rear of the house (*see photo below*). Bungalow style windows are usually square or rectangular.



2. Install 2000 feet of 1" x 6" cedar siding
 - Staff recommends approval of this material, to match existing.
3. Install 250 square feet of tongue and groove flooring on porch
 - Staff recommends approval of this material to match the style of what was removed previously.
4. Install BC Plywood on porch ceiling
 - Staff recommends approval.

5. Install new front door

- 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. Some examples of this style are shown below.



6. Install 300 feet of 1” x 6” fascia boards

- Staff recommends approval.

7. Paint all eaves and gable boxing white

- Staff recommends approval.

8. All wood siding will be stained dark brown

- Staff recommends approval.

9. Repair damaged column and underpinning

- Staff recommends denial of the brick veneer portion of the request. The columns and brick underpinning should be replaced to match existing conditions. The applicant intends to rebuild the columns to match existing, and staff recommends approval of this portion of the request.

10. Repair or install all new porch columns

11. Changes to front porch façade as shown in photographs

- Staff recommends denial of this portion of the request. The porch should be rebuilt to match original layout and that the columns and brick underpinning should be repaired or replaced to match existing. Staff also recommends that the wooden railing be replaced to match previous existing porch railing (*see 1980 photo below*).



IV. DRAFT MOTION

I move that the Sumter Historic Preservation Design Review Committee approve items 2,3,4,6,7,and 8 and deny items 1,5,9,10 and 11 of the listed scope of work for HP-13-01, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with the intent of the Design Review Guidelines.

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

V. HISTORIC PRESERVATION – FEBRUARY 28, 2013

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, February 28, 2013, took the following action on this request for renovations/repairs to the structure located at 506 W. Hampton Ave.:

Approved:

1. Installation of 2000 feet of 1” x 6” cedar siding;
2. Installation of 250 square feet of tongue and groove flooring on porch;
3. Installation of BC Plywood on porch ceiling;
4. Installation of 300 feet of 1” x 6” fascia boards;
5. Painting all eaves and gable boxing white;
6. Staining all wood siding dark brown (Tudor House Brown SW 2077)
7. Repairing/restoring damaged columns;
8. Repairing foundation and underpinning with existing brick;
9. Installation of new windows without the palladium style transom;
10. Installation of new front door without the palladium style transom;
11. Allowing the addition to front porch façade as built so long as the facade matches the rest of the house.

A building permit must be applied for and issued before the Stop Work Order is lifted.