



HISTORIC PRESERVATION DESIGN REVIEW

Minutes of the Meeting

September 26, 2013

ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on September 26, 2013, in the conference room of the Sumter City-County Planning Department. Four board members – Mr. Scott Bell; Ms. Jean Whitaker; Ms. Mary Kolb; Ms. Lynda Parker – and the secretary were present. Mr. Billy Taylor and Mr. Grady Locklear were absent. The meeting was called to order at 3:30 p.m. by Mr. Scott Bell, Chair.

MINUTES

Ms. Lynda Parker made a motion to approve the minutes of the August 5, 2013 special meeting as presented. The motion was seconded by Ms. Mary Kolb and carried a unanimous vote.

NEW BUSINESS

Mr. Scott Bell stated HP-13-17, Sumter Town Green had been deferred by the applicant and removed from the agenda.

HP-13-16, 25 Harby Ave. (City)

Ms. Claudia Rainey presented this request for Historic Preservation Design Review approval for exterior renovations to include removal of side steps, removal of two chimneys, addition of a rear porch, replacement windows and paint on property located at 25 Harby Ave. Ms. Rainey stated the property is a Bungalow style residence that was built circa 1920. She stated the scope of work includes the following:

1. Removal of two chimneys
2. Removal of the steps on the right side of the front porch, in order to make it possible to drive through the Porte cochere
3. Building a new side wall on the porch in order to enclose the space where the steps are removed
4. Replacement of 25 windows with vinyl energy efficient windows
5. Repainting the exterior
6. Addition of new exterior lighting
7. Installation of a rainfall diversion along the front roofline instead of installing gutters
8. Addition of a porch on the rear of the house

Removal of Two Chimneys

Ms. Rainey stated two chimneys at the back of the house have

already been removed. The applicant stated that both chimneys were in poor condition. Ms. Rainey stated that because these chimneys are at the back of the house and are not visible from the street, Staff is recommending approval of this portion of the request.

Removal of Side Steps and Building Side Wall

Ms. Rainey explained the applicant is requesting to remove the side steps on the right side of the front porch, in order to make it possible to drive through the Porte cochere. She stated the applicant wishes to build a side wall to mimic the wall on the opposite side of the porch. She stated that although the steps are attractive and part of the historical structure of the porch, some accommodation must be given to the residents living in the house. The steps make it very difficult to use the driveway. Staff is recommending approval of both removal of the steps and building a side wall as long it is done with architectural accuracy to match the rest of the porch.

Replacement Windows

Ms. Rainey stated the applicant wishes to remove six windows entirely to accommodate the rear porch addition. Some of the remaining twenty-five (25) windows will be modified in size to accommodate interior layout changes while others will be replaced with the same size vinyl window. She stated the design guidelines are pretty specific and state that the original window details should be maintained and preserved. She stated the windows for this house are three over one, which is common for this period. Ms. Rainey stated staff recommends approval of the request to replace the windows on the sides and rear of the house because they will not be readily visible from the street. She further stated staff feels the windows on the front of the house should be retained and preserved to keep the architectural integrity to the district. She stated the replacement windows are "six over six". Therefore, staff is recommending that the original windows on the front of the house be retained.

Repainting the Exterior

Ms. Rainey stated staff level approval has been granted for exterior paint. The colors for this request are "Birdseye Maple" for the body of the house and "Roycroft Vellum" for the trim. These colors are from the approved palettes.

Exterior Lighting

Ms. Rainey stated the lighting chosen for the front of the house is more of a Colonial style that does not fit with the architecture of the house. She stated staff recommends choosing a style that is either mission or craftsman in style that would be more appropriate and compatible.

Installation of Rainfall Diversion

Ms. Rainey stated the rainfall diversion is intended to divert rainfall to one side or the other rather than have it fall off the front of

the house. This is a much better option than gutters that would obscure the architectural details of the exposed beams along the front of the house. Staff is recommending approval of this portion of the request.

Addition of Porch on Rear of House

Ms. Rainey stated the porch would be an 8' x 12' addition to the existing rear porch. Staff is recommending approval as it cannot be seen from the street and will add market value to the house.

Ms. Rainey summed this request up by stating staff is recommending approval of this request with the exception of the light fixture and the front windows.

Mr. ViJay Patel was present and spoke on behalf of this request. He stated he has no problems with the fixture. He stated he felt that if they had been reminded this property was part of the Historical District when they applied for the building permits to replace the windows, they would have chosen the appropriate windows. Unfortunately, they were not told this house was in the Historic District and they ordered the normal "six over six" windows accordingly.

Mr. Scott Bell asked what kind of material the windows were made of.

Mr. Patel stated they were solid vinyl.

Mr. Bell asked if he got the building permit for the windows before being notified the property was in the Historic District.

Mr. Patel stated he was issued the building permit prior to being notified of the property being in the Historic District.

Ms. Donna McCullum stated staff let this request fall through the crack. When the building permit application came to Zoning, the scope of work was described as general repair and the Planning Technician did not look further into the scope of the work. It was looked at as general repair and maintenance and not as replacement of anything. She stated staff should have searched a little further.

Mr. Patel stated the entry door has "six over six" windows and thought the windows would match.

Mr. Jim Lawler stated he lived next door and what they are doing is going to look nice.

With no further discussion, Mr. Lynda Parker made a motion to approve items 1, 2, 3, 5, 7, 8 of the listed scope of work for HP-13-16 and Staff's recommendation for approval of the replacement windows on the sides and rear of the structure but retain the

original front windows and change the exterior light fixture to either mission or craftsman in style, in accordance with the materials, photographs, and drawings submitted and referenced in the Staff Report based on compliance with the Design Review Guidelines and Section 1.m.2 of the City of Sumter – Zoning & Development Standards Ordinance. The motion was seconded by Ms. Mary Kolb.

Discussion:

Ms. Lynda Parker stated she was over at the house and workmanship looked very nice. She stated she has a Porte cochere like that and if you drive under it you can't get out of the car. She stated she felt that was a good idea to remove the steps and wall in the end of the porch. She added you would lose the energy efficiency if half the windows were left original. She went on to state that in her opinion the way the house is positioned on the lot, she didn't think if you were standing in the front yard you could tell if the windows were original to the house or just decent windows.

Mr. Bell inquired about the rainfall diversion and its location on the roof.

Mr. Patel stated it would be match the shingles.

Mr. Bell stated he did not like the idea of the rain diverter. He felt like it would be problematic and detrimental to the aesthetics of the house to have the strip all the way across the roof.

Ms. Parker asked if it would look better if the diverter was closer to the edge.

Mr. Patel stated it will be approximately two feet from the edge of the roofline.

Mr. Bell stated the motion as it stands now is to not allow the applicant to replace the original windows on the front of the house.

Ms. Rainey stated the smaller upper windows will have to be replaced regardless. It is just a question of what they will be replaced with.

Mr. Bell asked if they were "six over six" pattern as well.

Mr. Patel stated the bottom windows are so large that it would be costly to reorder. The small windows are "six over six".

Ms. Lynda Parker made a motion to withdraw the motion that is on the table. The motion was seconded by Ms. Mary Kolb and carried a unanimous vote.

	<p>Ms. Lynda Parker made a motion to approve items 1, 2, 3, 4, 5, 7, and 8 of the listed scope of work for HP-13-16, in accordance with the materials, photographs, and drawings submitted and referenced in the Staff Report based on compliance with the Design Review Guidelines and Section 1.m.2 of the City of Sumter – Zoning & Development Standards Ordinance. The motion was seconded by Ms. Mary Kolb and carried a unanimous vote.</p> <p>Mr. Bell clarified the motion for approval stating the applicant has approval to install the front windows as proposed and will look into purchasing lighting suitable for the architectural style of the house.</p>
<p>OTHER BUSINES</p>	<p>NONE</p>
<p>ADJOURNMENT</p>	<p>With no further business, Ms. Mary Kolb made a motion to adjourn the meeting at approximately 4:05 p.m. The motion was seconded by Ms. Lynda Parker and carried a unanimous vote.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Board Secretary</p>

Historic Preservation Design Review

Meeting Date: 9-26-13

NAME (Please Print)	Which request are you here for?
Jim LAWLER	HARBY Street
Sylvia LAWLER	HARBY Street
KISAT PATEL	