

# Historic Preservation Design Review

June 26, 2014

HP-14-06, 414 W. Hampton Ave. (City)

## I. THE REQUEST

**Applicant:** David & Rebecca Haag

**Status of the Applicant:** Property Owners

**Request:** Design Review for proposed storage building

**Location:** 414 W. Hampton Ave.

**Present Use/Zoning:** Residential / R-6

**Tax Map Reference:** 228-11-04-001

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

## II. BACKGROUND

The applicant is requesting design review approval for construction of a 15' x 10' storage building to be located at their property on W. Hampton Ave.



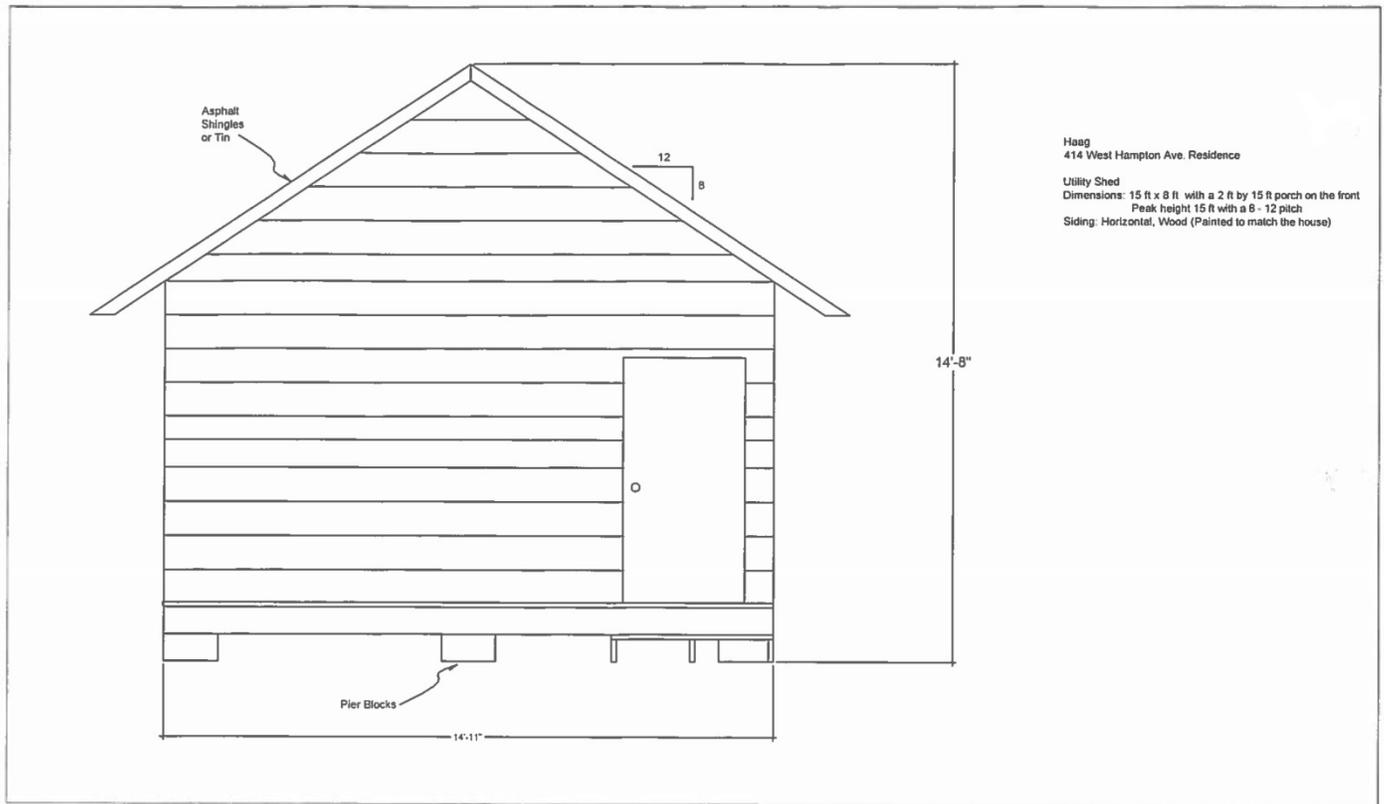
*Above:* Existing Façade

**Architectural/Historic Context**

This structure is a two-story wing and upright clapboard house of a vernacular Victorian style design that contributes to the architectural diversity of 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. The house is estimated to have been constructed ca. 1890.

**Scope of Proposed Work:**

The plans and photos below portray the storage building that the applicant proposes to be constructed at the rear of the property:



The plan is to construct a 15' x 8' utility shed with a small 2' x 15' porch. Total area will be 150 square feet. The color of the shed is to match the house color, which is shown below:

Wal-Mart "Blue Scottish Loch" #10816



*Below:* The shed will be located 5' from the interior property line and 10-12' from the house, as indicated with the red arrow.



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

- **Construction of a 10' x 15' building for storage.**

#### NEW RESIDENTIAL CONSTRUCTION

#### **#80) NEW CONSTRUCTION SHOULD BE OF ITS PERIOD AND HISTORIC REPRODUCTIONS SHOULD BE AVOIDED**

##### *Normally Required*

*a. New construction in historic residential areas should be of its period and direct replication of historic designs should be avoided. Successful new construction in historic residential areas repeats the basic design elements inherent in the district but creates different forms of expression. Direct reproductions are discouraged since they may cause observers to confuse a new building for a historic building. No building should be constructed in Sumter that imitates ante-bellum architectural styles. Such buildings would reflect a time period which precedes Sumter's growth and development.*

#### **#91) MATERIALS FOR NEW CONSTRUCTION SHOULD BE COMPATIBLE WITH HISTORIC MATERIALS**

##### *Recommended*

- a. New construction should be of frame for most historic areas of Sumter. Blocks with a minimum ratio of one brick building for every two frame buildings are acceptable locations for new brick construction.*
- a. Exterior siding materials for frame buildings should be of weatherboard, clapboard or shiplap siding. Artificial sidings such as aluminum and vinyl should not be allowed.***
- c. Buildings of brick construction should be compatible with historic brick buildings in width*

*of the mortar joints, size and scale of the bricks, color, and texture.*

- d. Porch details such as columns and railings should be of wood or brick.*
- e. **Foundations may be of brick or concrete.** If concrete blocks are used they should be painted or covered with stucco.*
- f. **Acceptable roof materials are asphalt shingles** and metal standing seam. Wood shingle roofs should not be added.*

*Residences in the historic districts of Sumter are primarily of frame and brick construction with frame predominating. Buildings of frame are the most appropriate and compatible material for the historic neighborhoods of Sumter. Brick may also be used as the primary building material on blocks which have a ratio of brick to frame of 1 to 2.*

*Exterior siding for new frame buildings should be weatherboard or clapboard siding in widths of four to six inches. Shiplap siding in these dimensions may also be acceptable. Vinyl siding, aluminum siding, and other artificial siding materials are not compatible with the historic neighborhoods and should not be used in new construction.*

*Brick exteriors should be of brick consistent with the dimensions, color, and texture, or existing brick materials in the districts. Oversized or undersized bricks, light colored or patterned brick, or unusually wide or narrow mortar joints should not be used. Other masonry materials such as concrete, stone veneers such as permastone, or aggregate and stucco mixtures should not be used. Porch elements on the primary facade should be of wood or brick.*

*Aluminum, wrought iron, or other metals should not be used as porch elements on the primary facade. Foundations may be of concrete or brick. If concrete block is used it should have a stucco or painted surface. Concrete blocks that resemble stone or are scored may also be used. Roofs may be of asphalt shingle or other composition forms and metal standing seam. Wood shingle roofs are not acceptable for new construction.*

### **III. STAFF RECOMMENDATION**

Staff recommends approval of this request. The proposed project generally meets the requirements set forth in the design review guidelines.

### **IV. DRAFT MOTION**

I move that the Sumter Historic Preservation Design Review Committee approve HP-14-06, 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 deny HP-14-06.

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

### **V. HISTORIC PRESERVATION – JUNE 26, 2014**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, June 26, 2014, approved this request, 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.