

City of Sumter Historic Preservation Design Review

May 26, 2022

HP-22-06, 6 Church St.

I. THE REQUEST

Applicant:	AC Investments Company Inc
Status of the Applicant:	Property Owner
Request:	Request for Design Review approval for removal and reconstruction of the front porch on the existing dwelling.
District	Hampton Park Historic District
Location:	6 Church St.
Present Use/Zoning:	Residential-6 / R-6
Tax Map Reference:	228-12-01-046
Adjacent Property Land Use and Zoning:	North – Single-Family Residence / R-6 South – Commercial (Atlas Transmission) / GC East – Undeveloped / GC West – Commercial / GC

II. BACKGROUND

The applicant is requesting Design Review Approval for removal and reconstruction of the front porch on the existing house at 6 Church St. (the property).

The house is currently configured as a duplex. A stop work order was issued on April 21st, 2022, by both the Planning and Building Departments terminating current demolition of the front porch on the property, as the property owner had not obtained proper Historic Design Review approvals and permits to conduct



work. The applicant has submitted this request as a remediation step. The property is located within the Hampton Park Historic District.

ARCHITECTURAL/HISTORIC CONTEXT:

Based on the Sumter County Assessor’s Records, 6 Church St. was constructed in the 1930’s. The existing 3,641 sq. ft. structure is currently divided into two (2) units, which are leased as apartments.

The residence contains some elements of Colonial Revival Style and is characterized by a rectangular brick design with gabled roof featuring a truncated hipped roof, screened front porch, and two chimneys. Awnings cover the second story windows, and the entire structure is roofed with black asphalt shingles.

The property was assessed during the 1985 Historic Resources Survey, though a specific construction date was not included on the report. The property is a contributing structure to the fabric of the Hampton Park Historic District based both on its age and architectural details.

6 Church Street as viewed from Public Right-of-Way

(Photos Courtesy of Google Street view, 2007, 2012)



Above: 2007 Street View



Above: 2012 Street View

SITE PHOTOS:

The following photographs show the existing conditions at the site.



Site Front as viewed from Church St.



Site Front as viewed from Church St.



Porch Decking



Porch Decking and front steps



Porch Ceiling



Partial Demolition prior to Stop Work Order



Ceiling Deterioration



Screen Deterioration

SITE PHOTOS (PROPOSED DOOR):



Half Light Existing Door



Proposed New White Sunburst

PROPOSED SCOPE OF WORK:

The proposed project includes repairs to the existing front porches. The following information describes the proposed changes and new construction.

1. Install new screen sections where original screens and doors are missing
2. Replace deteriorated porch flooring
3. Repair roof covering porch
4. Repair Brick Porch closed-riser stairs
5. Replace Skirt Boards
6. Column Shaft, Capital, and Base replacement

DESIGN REVIEW:

Design review approval is required prior to the proposed work. The *Design Review Guidelines Manual* states:

4.8 Doors

- A. *Preserve and repair historic doors that contribute to the character of a building.*
 - *Retain and repair historic doors, including decorative features such as trim, sidelights, transoms, fanlights, and surrounds. Where possible, retain original hardware.*
 - *Preserve original door locations, sizes, and types and restore altered door openings to their historic configurations.*
 - *Avoid painting previously unpainted doors unless extremely weathered.*
- B. *Replace a historic door with a compatible design if repair is not a feasible option or if missing.*
 - *Consider first a salvaged door of the appropriate style or a suitable original door from a rear or secondary elevation when an original door on the primary façade requires replacement.*
 - *Install a replacement door that resembles the original door in design, dimension, and material. If the original door is missing, the replacement door should reflect a design appropriate for the building form and architectural style.*
 - *Avoid altering original door openings by blocking them in, or expanding or reducing their size. Where necessary, limit this treatment to the rear or side elevations that are not visible from the street.*

Staff Analysis:

The applicant is proposing to replace the two (2) existing exterior doors located on the front porch with white craftsman sunburst steel doors. The Design Review Guidelines state that original doors that are beyond repair can be replaced with a door resembling the existing or one that reflects the buildings architectural style. While the replacement doors do not resemble the original half-light style, the proposed Sunburst design meets the general intent of the district.

4.9 Porches

A. Retain and repair original porch elements and materials.

- *Preserve and maintain original porch elements including floors, beadboard ceilings, columns and supports, plasters, railings, steps, lattice, and decorative trims.*
- *Remove inappropriate materials such as open-riser stairs, metal porch supports, decking used as porch flooring and inappropriately installed lattice panels.*
- *Repair the deteriorated portions of an element rather than replacing an entire feature.*
- *Consider epoxy consolidants to rebuild deteriorated elements.*

B. Replace deteriorated or missing porch elements and materials in-kind. Replace original wood siding and wood features only if beyond reasonable repair.

- *Replace deteriorated or missing features with materials compatible with the original in size and shape, detail and dimension, color, and texture.*
- *Choose proper replacement columns or supports for the style of the house, based on existing evidence or historical information.*
- *Replace deteriorated wood columns with new wood columns or composite columns that resemble wood. Metal or aluminum columns are not appropriate for elevations visible from the public right of way.*
- *Replace missing porch railings and balusters with traditional designs with appropriate dimensions.*
- *Replace deteriorated wood porch floors with traditional tongue and groove floors if possible. Composite tongue and groove flooring may be an appropriate alternative.*
- *Replace deteriorated or missing porch stairs with closed-riser stairs of materials matching the original. Use simple handrails made of wood in a simple design.*

C. Preserve and retain the original porch configuration

- *Consider removing non-historic materials that conceal original wood siding and features and repair the underlying materials.*
- *Do not cover wood siding with aluminum, steel, vinyl, brick and stone veneers, and other artificial materials.*
- *Do not cover soffits, eaves and porch ceilings with aluminum, steel, or vinyl siding.*

D. Preserve and retain the original porch configuration.

- *Reconstruct missing porches based on photographic or physical evidence that supports the prior existence of a porch. Match the features of the original, or if no photographic evidence exists, design a new porch that is compatible with the scale, design, dimensions, and detail of the house.*
- *Locate new porches and decks with no historical basis in an inconspicuous location on the rear or side elevations of a building that are not visible from the street.*

Staff Analysis:

The Design Review Guidelines include a section on preserving and maintaining original porch elements. It is vital that the proposed reconstruction/repairs are in keeping with the original configuration and materials of the original porch configuration. The applicant has expressed that the scope of work consists of removing deteriorated elements of the porch and reconstruction of the porch structure in the same style.

The proposed demolition and reconstruction (in the same style) of the front porch meets the general intent of the design review guidelines.

III. STAFF RECOMMENDATION:

Staff recommends **approval** of this request.

The proposed project is consistent with the City of Sumter Design Review Guidelines. Proposed changes are compatible with the existing building design and with the Hampton Park Historic District.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-22-06 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines, and subject to the conditions of approval.
- 2) I move that the City of Sumter Design Review Board **deny** HP-22-06.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

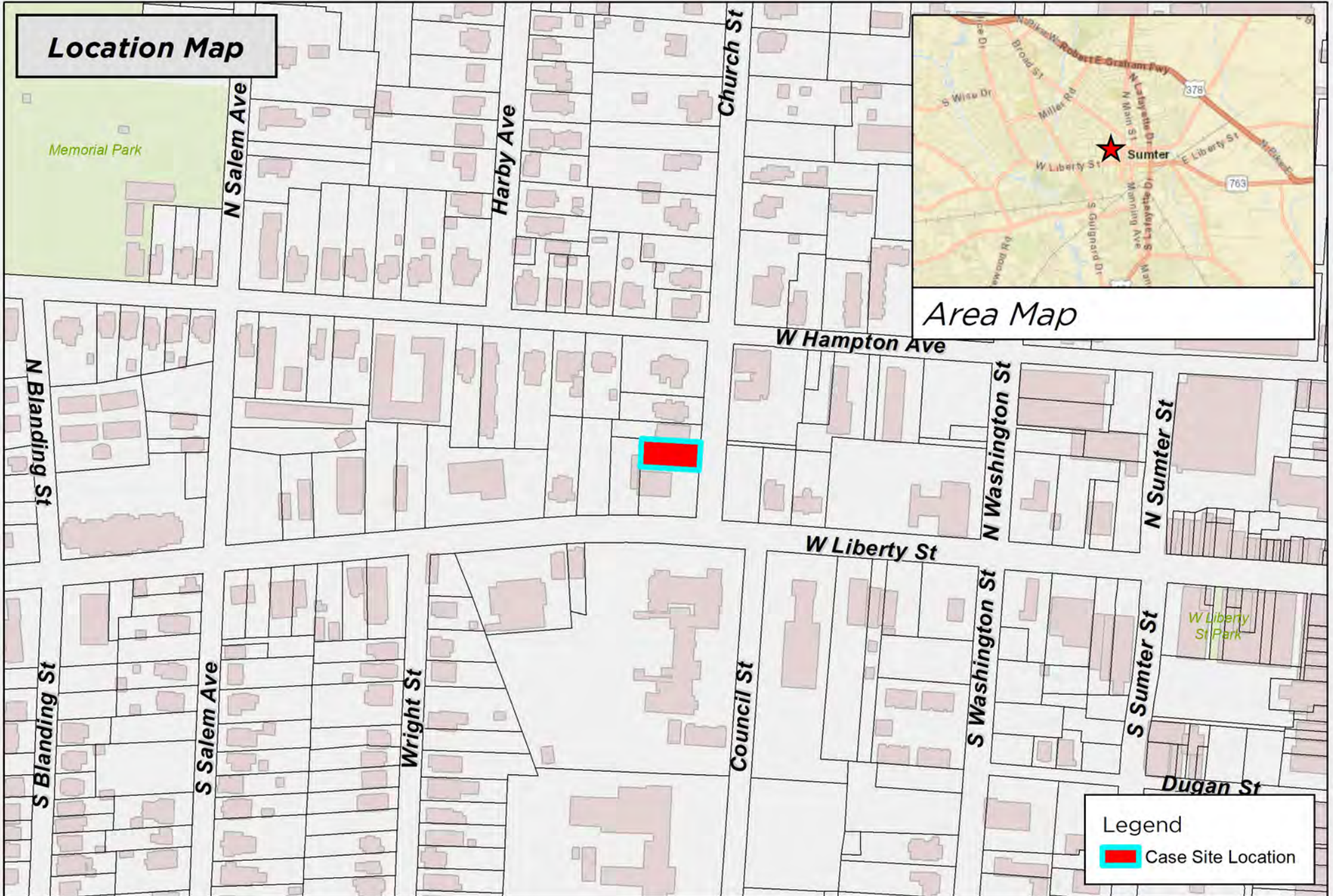
V. DESIGN REVIEW BOARD – May 26, 2022.

Location Map

Memorial Park



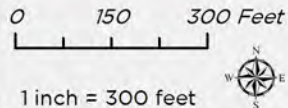
Area Map



Legend

 Case Site Location

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HP-22-06
 4 & 6 Church St, Sumter, SC 29150
 Tax Map # 228-12-01-028