

City of Sumter Historic Preservation Design Review

June 23, 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 two new front doors 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 requested Design Review Approval for removal and reconstruction of the front porch on the existing house at 6 Church St. (the property) in May of 2022 at the Historic Preservation Design Committee meeting. The applicant was approved to reconstruct the front porch, and subsequently denied for the proposed front doors on the existing dwelling.

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 two new door styles, as the board requested an alternative door style in more alignment with the Design Review Guidelines. 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):



Proposed Half Light Door



Proposed Craftsman-Lite

PROPOSED SCOPE OF WORK:

The proposed project includes replace existing front doors. The following information describes the proposed changes and new construction.

1. Install new front doors

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 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. The applicant has proposed two alternative door styles for Board consideration. Staff is of the opinion that the proposed half-lite door is more in keeping with the Colonial Revival style elements of the house vs. the other alternatives.

III. STAFF RECOMMENDATION:

The applicant has proposed two alternative door styles for Board consideration. Staff is of the opinion that the proposed half-lite door is more in keeping with the Colonial Revival style elements of the house vs. the other alternatives.

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.

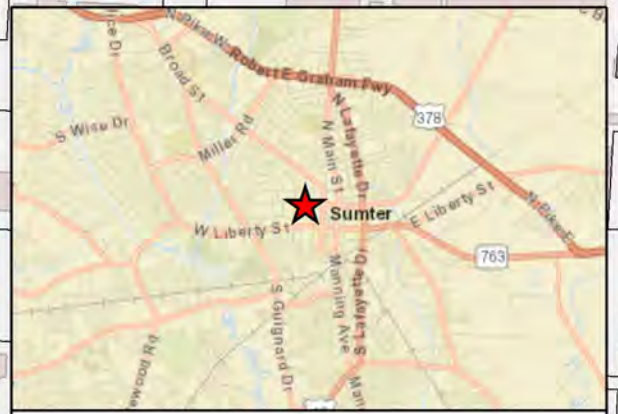
V. DESIGN REVIEW BOARD – May 26, 2022.

The Design Review Board approved of all components of this request, with the exception of the front door design. The Design Review Board instructed the applicant to submit alternative front door designs for consideration at the June 23, 2022 Historic Preservation Design Review Committee meeting.

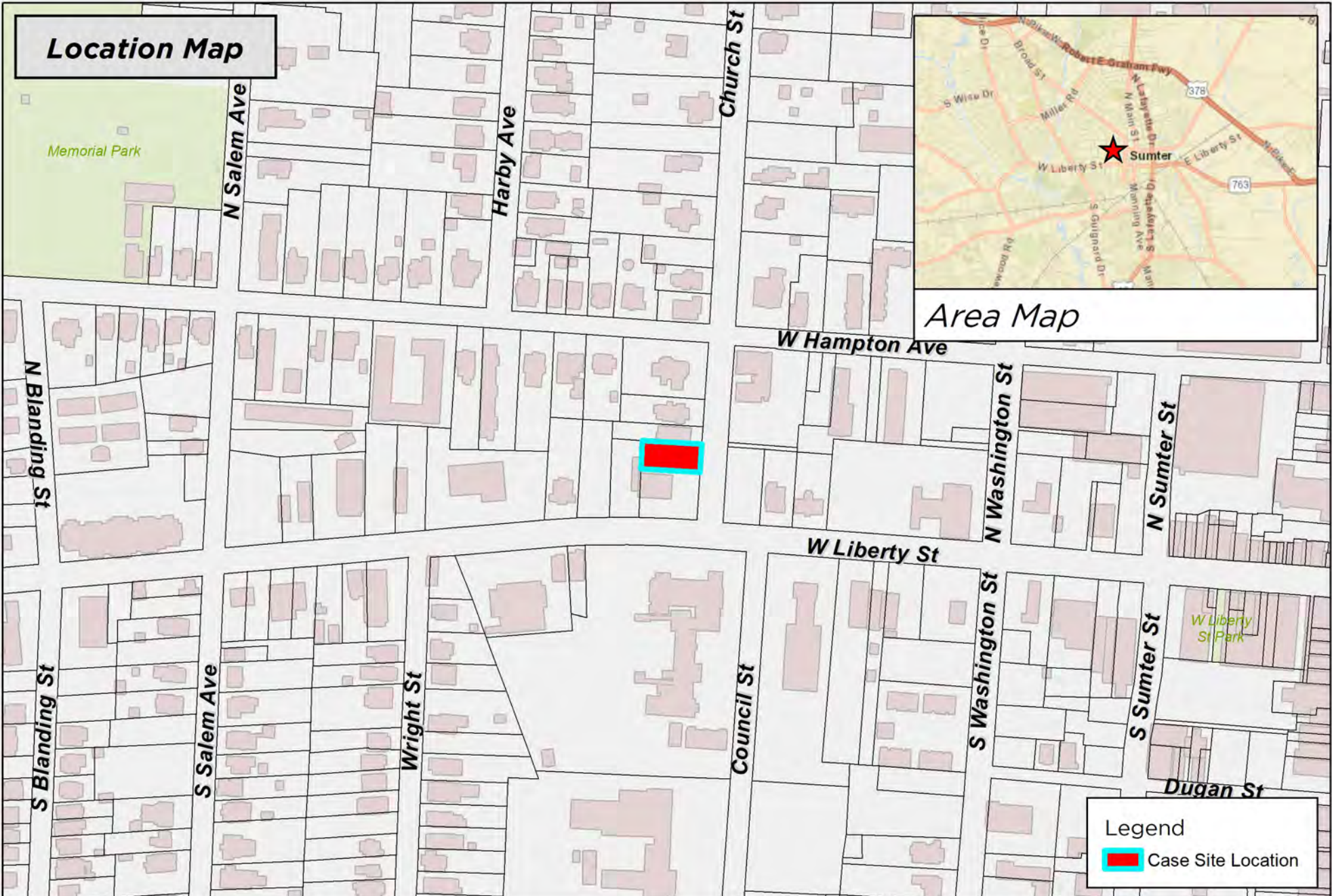
VI. DESIGN REVIEW BOARD – June 23, 2022.

Location Map

Memorial Park

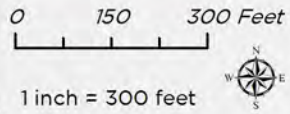


Area Map



Legend
 Case Site Location

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