City of Sumter Design Review Board

August 24, 2023

HP-23-16 110 Church St. (City)

I. THE REQUEST

Applicant:	Tiana Clinton
Status of the Applicant:	Property Owner
Request:	Request for Design Review approval to construct new fences on all property lines, fence existing pool deck, replace second floor patio railing, entry stair railings and add carport railing, construct new porch affixed trellis/pergola, replace all non-brick exterior siding, install new porch awning, install new exterior porch light fixtures, replace existing yard post lights, replace/refinish patio and sunroom doors, install new window shutters, install new exterior hardware, install new rear entry door, new pool cover, and patio pergola, install +/- 70 sq. ft. chicken coop accessory structure in rear yard, and construct +/- 200 sq. ft. greenhouse in the rear yard.
District:	Hampton Park Historic District
Location:	110 Church St.
Present Use/Zoning:	Single Family Residential / R-6
Tax Map Reference:	228-12-01-019
Adjacent Property Land Use and Zoning:	North – Single-Family Residence / R-6 South – Vacant Lot/ Single-Family Residence / R-6 East – Single-Family Residence / R-6 West – Single-Family Residence / R-6

II. BACKGROUND

The applicant is requesting Design Review Board approval to construct new fences on all property lines, fence existing pool deck, replace second floor patio railing, entry stair railings and add carport railing, construct new porch affixed trellis/pergola, replace all non-brick exterior siding, install new porch awning, install new exterior porch light

fixtures, replace existing yard post lights, replace/refinish patio and sunroom doors, install new window shutters, install new exterior hardware, install new rear entry door, new pool cover, and patio pergola, install +/- 70 sq. ft. chicken coop accessory structure in rear yard, and construct +/- 200 sq. ft. greenhouse in the rear yard.

The property currently contains a +/- 4,287 single-family residential dwelling, a pool, a +/- 500 sq. ft. accessory garage, and a +/- 70 sq. ft. accessory chicken coop. While it is currently on the property, the chicken coop is an element of the design review request *HP-23-16*, as it was not previously included of any design review approvals for 110 Church St.

ARCHITECTURAL/HISTORIC CONTEXT:

The building is a 2-story asymmetrical brick residence with a gabled front with extended eaves and brackets in the stick style. The house has a cement front porch with a diagonal wooden strip pediment that extends across the front with plain brick pillar-style supports, a cement balustrade and an adjoining porte-cochere over a portion of the driveway. The façade has 2 bays with 6-over-1 windows. The single-paneled entrance door is of stained, dark wood. There is a side entrance off the porch that is presently entered by French doors that are not original to the structure, which appears to be an enclosed portion of the front porch. The roof is currently asphalt shingle, set upon piers or pilings partially enclosed by a wood skirting.

Originally there was a balcony over the left side porch accessed by double French doors. Also, there were stained glass windows on the second story that appear to have been replaced by single-paned casement windows. *[Source: SC Dept. of Archives and History, Sumter Site No. 136.]*

Previous design review approval was granted in 2009 via *HP-09-10* for multiple improvements to the residence and property, including fencing, alterations to the front porch, and front façade of the residence. These changes were partially completed by the previous homeowner. Some elements of the approved 2009 scope of work that were not completed at the time are proposed to be completed by the current applicant.

There is some discrepancy between official sources as to the original construction date of the residence, with the Sumter County Tax Assessor Records listing the house as having been built in 1930. However, the *1985 Sumter Historic Resources Survey* lists construction date as circa 1925, and a 1918 boundary plat indicates a residence on the

site that roughly matches the footprint of the current home. The specific date of construction notwithstanding, the existing dwelling is a contributing structure to the fabric of the Hampton Park Historic District based both on age and architectural details. Any proposed exterior changes must be reviewed and approved by the Design Review Board.

SITE PHOTOS:

The following photographs show the existing property, as viewed from Church St.

Views from sidewalk on Church St.

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Construct new fences on all property lines
2. Construct fence around existing pool deck
3. Install second floor patio railing (front elevation)
4. Replace entry stair railings (front elevation)
5. Install new carport railing
6. Construct new porch affixed trellis/pergola (front elevation)
7. Replace all non-brick exterior siding
8. Install new porch awning (front elevation)
9. Install new exterior porch light fixtures (front elevation)
10. Replace existing front yard post lights
11. Replace/refinish patio and sunroom doors (front elevation)
12. Install new window shutters (front elevation)
13. Install new exterior hardware
14. Install new rear entry door
15. Install new pool cover in rear yard
16. Install standing trellis/pergola on pool deck not to exceed 120 sq. ft.
17. Construct/install +/- 70 sq. ft. chicken coop accessory structure in rear yard
18. Construct/install +/- 200 sq. ft. greenhouse in rear yard
19. Install emergency backup power generator

Diagrams and images that are part of the proposed scope of work are contained within each of the *Design Review Guidelines* analysis sections of this report.

Aerial view of property

DESIGN REVIEW:

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

4.4 Exterior Walls: Siding

D. Preserve the visibility of exterior wood siding and wood features.

- *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.*

Staff Analysis:
The applicant proposes to replace all non-brick siding with a close matching brick or brick painted white to retain the current visual appearance. The area of non-brick siding is the sunroom and 2nd floor addition above the sunroom on the south side of the residence. The existing wall is a combination of vinyl siding (2nd floor) and flat stucco.

As a modification to the structure after the home's period of significance, the existing siding is not considered significant, and replacement with brick is in keeping with the *Design Review Guidelines*. Staff does recommend that because the areas currently sided have been finished in a white color that the applicant use a style of brick that conveys the visual appearance of the white wall, with the caveat that the brick and/or paint used is a type that does not form a moisture barrier that would impact the durability of the brick.

4.5 Architectural Detail and Ornamentation

A. Preserve and maintain architectural ornamentation.

- *Retain architectural ornamentation, including but not limited to cornices, eave brackets, spindles, vergeboard, frieze boards, knee braces, and exposed rafter tails.*
- *Do not remove or obscure architectural ornamentation.*

B. Replace ornamentation with designs and materials to match the original.

- *Replace architectural ornamentation only when damaged or deteriorated beyond reasonable repair.*
- *Match the profile, dimensions and materials of the original feature as closely as possible.*

C. Restore missing ornamentation based on photographic or physical evidence.

- *Do not apply ornamentation that has no historical basis, as it would create an appearance not in accordance with the building's original design or style.*
- *Consider a simple cornice of wood or metal on commercial buildings that have lost their cornice. Materials such as fiberglass reinforced concrete may also be appropriate.*

Staff Analysis:

The applicant is proposing to replace the existing front porch ceiling fan and to install new exterior door hardware (knobs, knockers, and street numbers), in an iron black color. Please refer to the images below for additional design context.

Front Porch Ceiling Fan:

Request to change out ceiling fan with one similar to the images below.
Hardware to be black in color with wooden fan blades.

4.7 Shutters

B. Replace historic shutters with a compatible design if repair is not a feasible option or if original shutters are missing.

- *Match replacement shutters to the materials, proportions, and style of the original shutters.*
- *Use shutters of wood or a wood composite rather than metal or vinyl.*
- *Size new shutters to cover the window opening when closed.*
- *Mount shutters on hinges to give the appearance of being operable.*
- *Base replacement of missing shutters on historic and pictorial evidence.*
- *Add shutters only when in keeping with the architectural style of the house.*

Staff Analysis:

The applicant is proposing installation of window shutters on the 3 front façade windows (2 one over one windows on ground floor and 1 casemate window with 4 window sections on 2nd floor.) The applicant has proposed 2 alternative color/design combinations, as shown on the images below (Board & Batten vs. Louvered). The sizing and material of the shutters is in keeping with the *Design Review Guidelines*.

Additionally, while the bungalow-inspired style of the house does not require shutters, shutters are in keeping with the architectural style of the period. Of the 2 styles proposed, the Board & Batten shutters are more compatible, as they work effectively in dressing down a traditional brick home, giving the building a more relaxed look, and tying together a mix of different exterior finishes.

Staff recommends that the Design Review Board clarify which of the two proposed styles is acceptable as a condition of approval.

Alternative #1 – Black Slat Style Shutter	*Alternative #2 – Stained Wood Board and Batten Style Shutter*

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.*

C. Add new door openings in a manner that minimizes impact on historic features and subtly distinguishes them from historic doors.

- *Select an inconspicuous location for new door openings, such as the rear or side elevations not visible from the street.*
- *Use clear glass for doors on the primary and readily visible secondary facades. Tinted glass may only be used on rear or side elevations not visible from the street.*
- *Decorative or stained glass is only appropriate if there is evidence that this feature existed historically.*
- *Modern wood, fiberglass, or steel doors may be appropriate on rear or side elevations that are not visible from the street.*

Staff Analysis:

The applicant is proposing to either replace or refinish the existing 2nd floor patio doors at the front of the residence to match the natural wood front door. Furthermore, the applicant is proposing to replace the existing deteriorated 1st floor sunroom doors with a similar door style, albeit with the proposed addition of sidelight windows.

The proposed patio and sunroom doors (refinishing of existing doors and replacement of an existing door with a new door with sidelights are consistent with the design guidelines, as the proposed finishes are complimentary

Finally, the applicant is proposing to refinish existing rear entry doors to match the finish of the front door, and is requesting the Design Review Board's concurrence with the previously approved plan to add an additional exterior entry door with sidelights at the rear of the residence for direct access to the butler's pantry.

The proposed rear doors (refinishing of existing doors and creation of a new door) are consistent with the *Design Review Guidelines*, as the proposed finishes are complimentary, and the new door location is on an addition to the structure, and not part of the original design of the house.

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, pilasters, railings, steps, lattice, and decorative trim.*
- *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 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.

- *Retain the open quality of porches, especially those on the front or on a prominent elevation.*
- *Porch enclosures may be appropriate on the rear or side elevations that are less prominent.*
- *Design porch enclosures in a manner that will not obscure, damage, or destroy character-defining features.*
- *Use screen panels with the minimum number of vertical and horizontal framing members necessary to enclose a porch. Recess panels behind porch columns and railings. Wood frames are more appropriate than metal.*

- *Use glass with the minimum number of vertical and horizontal framing elements to enclose porches on secondary or rear elevations. Recess glass behind porch columns and railings.*

D. Preserve and retain original porch locations.

- *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 applicant is proposing several alterations to the existing porches, including replacement of the front entry stair railings, installation of a new railing at the carport entrance to the porch, installation of new railing on the 2nd story front porch, and construction of new porch-affixed trellises on both the first story and 2nd story front porch areas. (See below images representing the applicant's desired styles for the porch elements.)

The proposed railing designs and styles proposed are consistent with the *Design Review Guidelines*, and represent a good-faith attempt to blend new materials with the residence's original period of construction.

The addition of the front porch trellises with exposed rafter tails, while not original to the structure, nevertheless can preserve the flavor of a 1920s-era Bungalow and is consistent with that architectural style.

The addition of a canvas awning and exposed wooden beams, as well as the two trellises on either side of the porch overhang with exposed tails, are all appropriate to the period and the 1920s Craftsman Bungalow architectural style.

Existing (2nd Story Porch location)	***Proposed (2nd Story Porch Railing)***

Existing (Front Porch Stair Railing)	*Proposed (Front Porch Stair Railing)*

Existing (Carport Railing location)	*Proposed (Carport Railing)*

Existing (Porch Trellis location)	*Proposed (Porch Trellis)*

4.12 Signs and Awnings

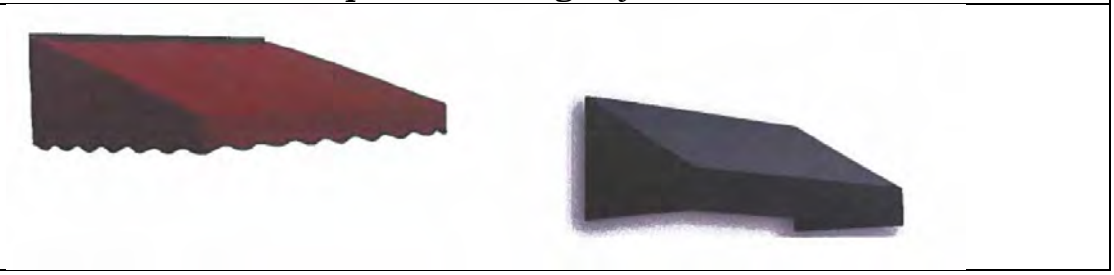
L. Consider traditional awnings for signage or shade.

- *Size awnings to adequately fit commercial storefronts and window, door or porch openings of residential buildings.*
- *Locate awnings on the transom bar or below the storefront cornice, above the transom, for commercial buildings.*
- *Proportion the awning to allow for ample sidewalk clearance and projection over the sidewalk in downtown.*

- *Choose an appropriate awning shape. Standard sloped awnings are appropriate in most cases, but circular or accordion designs can also be acceptable.*
- *Choose appropriate awning fabrics, such as canvas, vinyl-coated canvas, and acrylic as awning materials. Metal and vinyl awnings are not appropriate.*
- *Ensure the materials and colors are compatible with the design and color scheme of the building.*
- *Consider using the awning valance as a sign panel for commercial buildings.*
- *Consider retractable canvas awnings.*

Staff Analysis:
The applicant is proposing to install a canvas porch awning in a brick red or black style (see image below) on the front façade of the porch. The proposed awning is in the same location as the awning proposed and approved in 2009, and is consistent with the *Design Review Guidelines*. Of the 2 identified color alternatives, staff recommends that the brick red color be used on the awning.

Proposed Awning Styles



5.2 Fences and Walls

B. Choose new fencing that enhances the architecture of the building.
- *Select a fence design that relates to the style and character of the building.*
- *Use traditional materials to build new fences or use appropriate contemporary materials with a traditional appearance.*
- *Limit front yard fencing to open designs, such as painted wood picket or simple wrought iron fencing that will not obscure views of the building from the street.*
- *In downtown commercial locations, use simple, low metal fencing in an open design that will not obscure views of the building from the street.*
- *Avoid incompatible fencing—such as wood plank, split rail, vinyl, solid brick, or chain link fences—along prominent, visible property lines. Wood plank fences and solid wall brick fences may be added on the side property lines of corner lots adjacent to the street.*
- *Do not use split rail fences in the historic districts.*
- *Use ivy, vines, or other plant materials to cover or screen chain link fences.*
- *Do not exceed fence heights of 4 feet on the front property line and 6 feet on side and rear yards.*

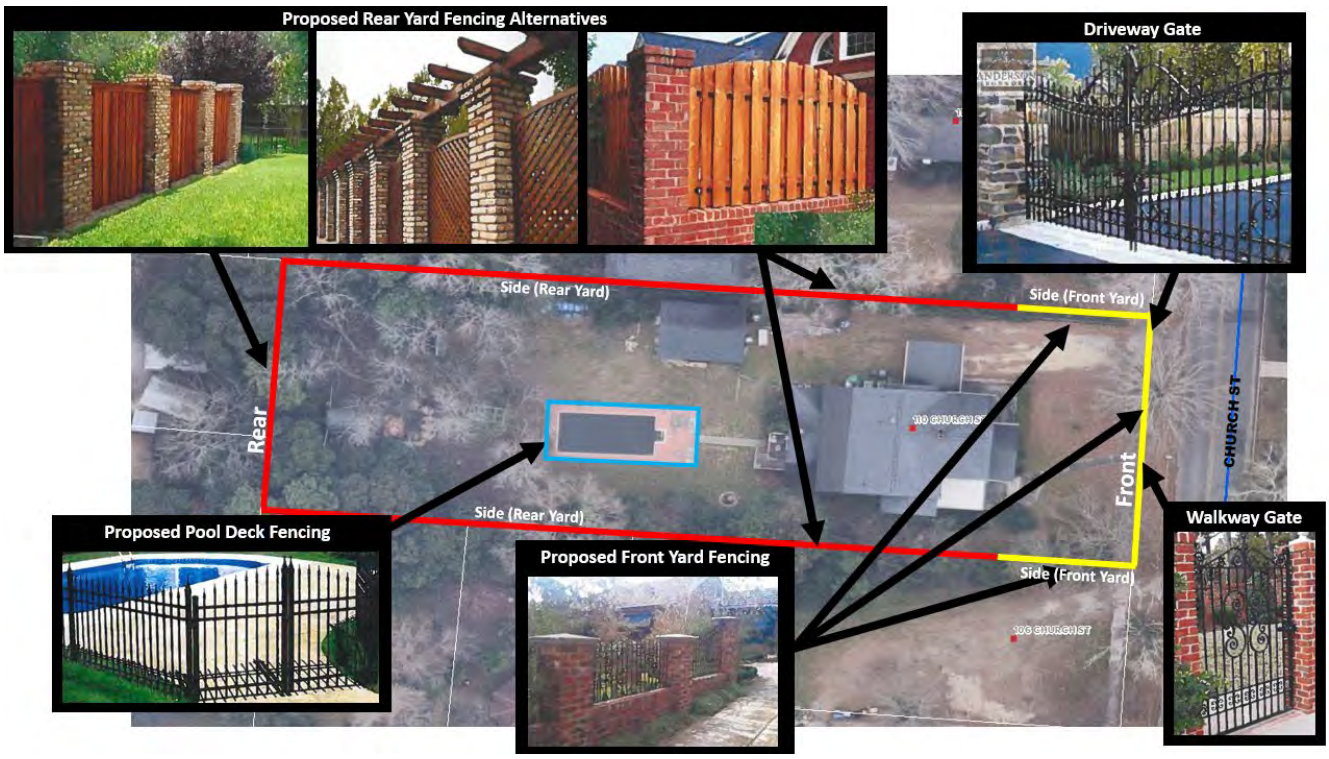
Staff Analysis:
The applicant is proposing to install fencing on all property lines (front, sides, and rear). The fencing proposed is a mix of brick post with wood picket and brick post with wrought iron picket, with the wrought iron used in the front yard and the wood picket used in the rear yard. The applicant has requested that the height be the maximum allowed. In the case of this request, the *Design Review Guidelines* specify that front fences not exceed 4 ft.,

and side/rear yard fences not exceed 6 ft. Refer to the diagram and images below for additional context and details.

The applicant also proposes to construct wrought iron fencing around the existing pool patio, in the style shown on the images below.

The proposed fencing, assuming that the heights do not exceed 4 ft in the front yard and 6 ft. in the rear yard, appear consistent with the *Design Review Guidelines*.

However, the *City of Sumter Zoning and Development Standards Ordinance* does require, via *Article 4.f.8.,* that any solid fence over 5 ft in height be at least 6 ft. from any structure on an adjacent property, with an additional 1-foot setback required for every additional foot over 6 ft. in height. This condition does appear to be present along the property's northern boundary, where an existing carriage house for 116 Church St. is located close to the property line. This does not impact approval of the Design Review Request itself but is a consideration that the property owner must take into account when applying for a fence installation permit and installing the fence in that area.



5.6 Lighting

B. Choose light fixtures that are compatible with the character of the historic building and the overall district.

- *Select light fixtures that are appropriate to the style and era of the building.*
- *Choose contemporary fixtures in simple designs when an appropriate traditional fixture cannot be found.*
- *Limit exterior lighting to that necessary for convenience and safety.*

- *Choose fixtures that are of an appropriate scale for the building.*
- *Locate new fixtures and wiring in an unobtrusive manner that does not obscure or damage historic materials or features.*
- *For residential buildings, mount new light fixtures to the porch ceiling or adjacent to the primary entrance. Consider small footlights for walkways and driveways.*
- *For commercial properties, conceal the light source by using recessed ceiling fixtures, angled fixtures, or shaded fixtures to prevent glare.*
- *Use light of an appropriate color quality that preserves the natural colors of objects and features.*
- *Locate higher intensity security lighting on rear or secondary elevations that are not visible from the street.*

Staff Analysis:
The applicant is proposing to install new period-specific porch lighting via wall sconces in black at the exterior of the home near the entry doors. This lighting would also include a hanging light fixture in the center of the carport ceiling. Below are images provided by the applicant indicating the proposed style of fixtures.

Additionally, the applicant is proposing to replace the 2 existing post lights in the front yard with similar period-specific post lights in black. Below are images provided by the applicant indicating the proposed style of these post lights.

5.7 Outbuildings and Accessory Structures

B. Design new outbuildings to complement the primary building.

- *Design new outbuildings to be subordinate to the primary building in size, scale, and location.*
- *Locate new outbuildings in inconspicuous locations, set behind the primary building, preferably at the rear of the lot.*
- *Ensure new outbuildings are compatible with the main house in size, scale, materials, and roof slope.*
- *Include a separate opening for each vehicle in a multi-bay garage.*
- *Limit the visibility of prefabricated accessory structures as much as possible.*

C. Confine recreational structures and facilities to rear yards.

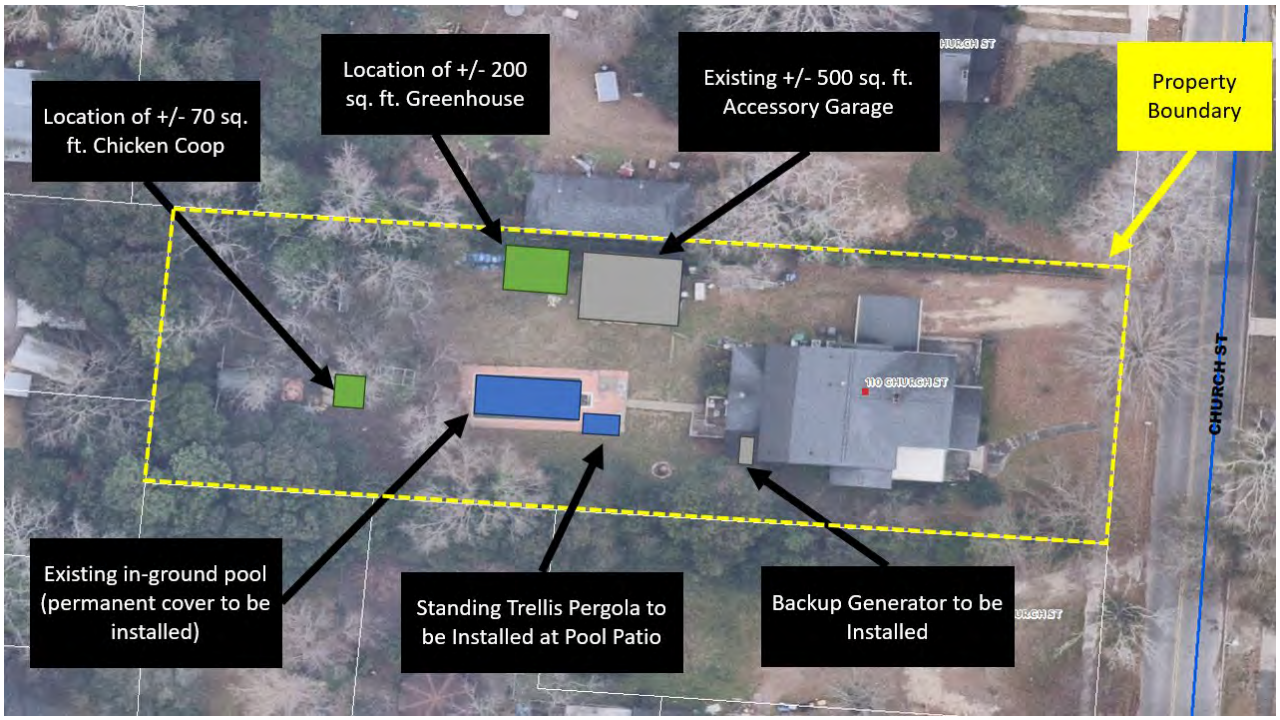
- *Situate swimming pools, tennis courts, and other recreational structures at the rear of a property, in a location not visible from the street.*
- *Screen recreational structures from view with an appropriate fence or landscaping.*

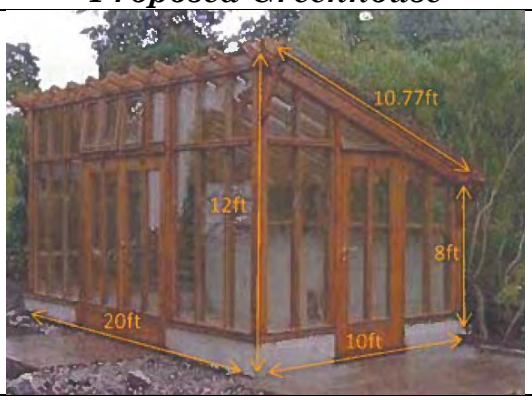
Staff Analysis:

The applicant is requesting approval for installation/construction of 3 separate accessory structures, including a +/- 70 sq. ft chicken coop, a 120 sq. ft. or smaller standing trellis/pergola, and a +/- 200 sq. ft. greenhouse.

In addition, while not considered a structure or outbuilding, the applicant is proposing to install a pool cover, which is being evaluated based on the recreational structures and facilities element of *Section 5.7* of the *Design Review Guidelines*.

The proposed locations, visibility, and design of the accessory structures proposed is consistent with the *Design Review Guidelines*, and the proposed buildings meet the minimum requirements outlined in *Article 4.g. City of Sumter Zoning & Development Standards Ordinance.*



Proposed Greenhouse	*Proposed Chicken Coop*
	

Proposed Standing Trellis/Pergola	*Proposed Pool Cover(non-structure)*

5.8 Mechanical and Utilities Screening

A. Place site appurtenances in discreet locations to diminish visual impact.

B. Minimize the visibility of mechanical equipment.

- *Place HVAC condensers at the rear of the building or on secondary elevations that are not visible from the public right of way.*
- *Screen visible mechanical equipment located at grade with wood or brick fencing, lattice panels, or landscaping.*
- *Do not place mechanical equipment on roofs of residential buildings.*
- *Install window air conditioning units on the rear elevation or side elevations that are not visible from the public right-of-way.*

Staff Analysis:

The applicant is proposing to install a permanent whole-home emergency power generator at the rear of the home, close to the existing HVAC compressor units. This generator unit will be screened by the proposed fencing, and, as it is proposed to be located at the immediate rear of the home, is in the least visible location of the property. Refer to the diagram for *Section 5.7 (Outbuildings and Accessory Structures*) for the identified placement location.

Illustrative Image of Proposed Generator Unit

III. STAFF RECOMMENDATION

Staff recommends **Conditional Approval** of this request. The proposed changes are consistent with the *Design Review Guidelines*. Given that the applicant has proposed multiple alternative designs, staff recommends that the Design Review Board specify the alternative(s) that the Board considers to be acceptable.

Proposed Conditions:

1. **Exterior Walls (Siding)** - The Design Review Board should identify appropriate brick type from the 2 choices offered by the applicant.
2. **Shutters** - The Design Review Board should identify appropriate shutter type from the 2 choices offered by the applicant.

3. **Fencing** - The Design Review Board should identify appropriate rear fence style from the 2 choices offered by the applicant.
4. **Awning** - The Design Review Board should identify appropriate awning style from the 2 choices offered by the applicant.

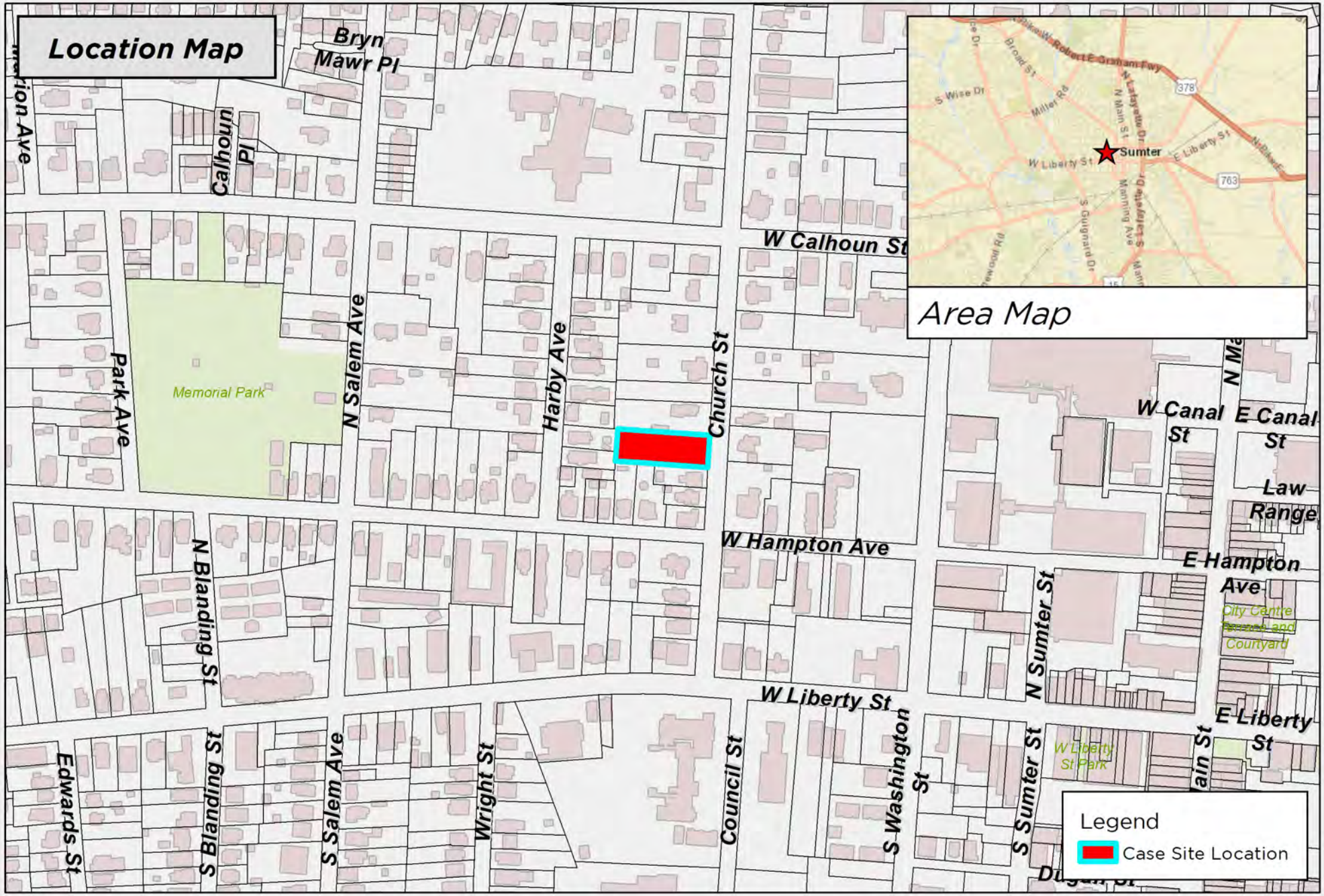
IV. DRAFT MOTION

1) I move the City of Sumter Design Review Board ***approve*** HP-23-16 in accordance with the materials and construction details submitted, and staff recommendation referenced in the Staff Report based on compliance with *Design Review Guidelines*.

2) I move the City of Sumter Design Review Board ***deny*** HP-23-16.

3) I move the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION -



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Sumter SOUTH CAROLINA

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