

City of Sumter Historic Preservation Design Review

March 28, 2024

HP-24-04, 26 Harby St. (City)

I. THE REQUEST

Applicant: Justin Scott

Status of the Applicant: Authorized Agent for Property Owner

Request: Design Review Approval to install an open gable screened +/- 99 sq. ft. porch addition to the rear of the existing residence.

Location: 29 Harby St.

Present Use/Zoning: Single-Family Residential / Residential-6 (R-6)

Tax Map Reference: 228-11-02-031

Adjacent Property Land Use and Zoning: North – Residential / Residential-6 (R-6)
South – Residential / Residential-6, (R-6)
East – Residential / Residential-6 (R-6)
West – Residential / Residential-6 (R-6)

II. BACKGROUND

26 Harby St., shown in the photo to the right, is a single-family residential dwelling owned by Katherine Richardson.

The applicant intends to construct a one-story +/- 99 sq. ft. screened porch addition to the rear of the residential structure on the property.



ARCHITECTURAL/HISTORIC CONTEXT:

According to the Sumter County Assessor’s Office, the property’s existing single-family residence was constructed sometime around 1910. Based on the 1985 Historic Resources Survey, the residence is a two-story weatherboarded residence with a hipped roof, 1 story porch with exposed rafters supported by paired wood posts set on brick piers, and a thin slat balustrade. The home has a central entrance with transom and 15/1 flanking windows. The home has a gabled pediment with vertical brackets and a small shed roof dormer on the front roofline. The porch wraps the left side of the home. It is a contributing structure to the fabric of the Hampton Park Historic District based both on its age and architectural details.

The following photographs show the current exterior of the residence.



SCOPE OF WORK:

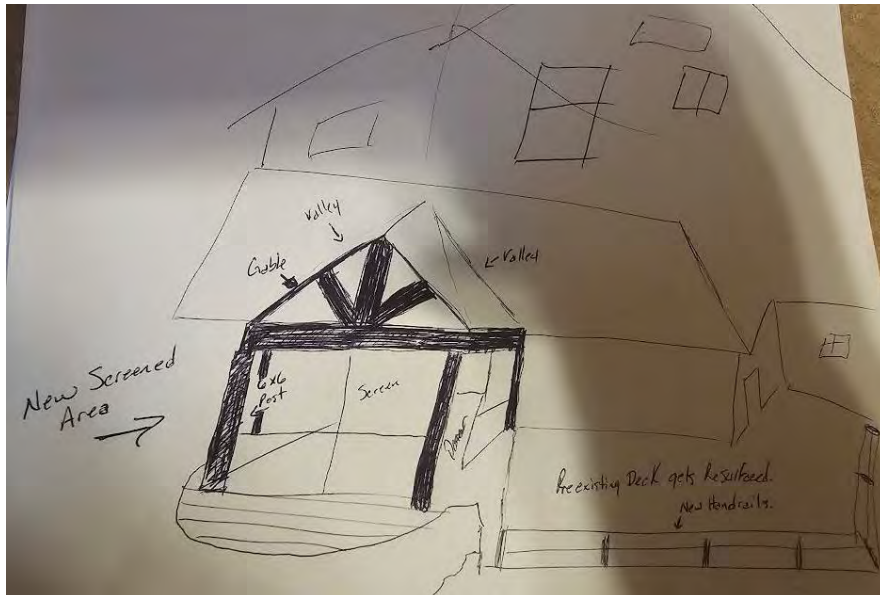
The applicant proposes to perform the following work:

1. Construct a one-story +/- 99 sq. ft. screened porch addition on the rear of the residential structure on the property. The addition will feature an open gable end roof design.

Location and Diagram/Design Concepts for Proposed Porch Addition



Above: Existing patio in location where screen porch addition will be constructed;
Below: Diagram illustration of proposed screen porch addition.





The applicant has indicated that the addition will feature natural wood beams, and no additional paint. The exterior soffit and fascia will match the existing house.

The addition's roof will be asphalt shingle to match the existing roof on the existing residential structure. The applicant has indicated that the screening would be either aluminum tracking screen or a wood framed screen system, both of which would present a similar exterior visual effect.

Illustrative Example of Screening for Porch.



DESIGN REVIEW:

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

6.2 Additions

P. Distinguish a new addition from the historic building with a simple and unobtrusive design.

- *Design an addition to be subordinate to the existing building in size, design, and detailing.*
- *Locate a new addition on the rear elevation where not highly visible from the public right-of-way. Side additions subordinate to the original house may be appropriate in some situations, depending on the lot configuration and architectural style of the house.*
- *Keep the addition height lower and the width narrower than that of the original house. Set back side additions at least two feet from the front plane of the house.*
- *Ensure the design is distinct from the original house but still compatible. Avoid the exact replication of the original house.*
- *Include simplified architectural features derived from similar features on the historic building.*
- *Choose a roof form that complements that of the original building. Keep the roof pitch similar to the original building, but proportional to the size of the addition.*
- *Base the size, rhythm, and alignment of the window and door openings on those of the historic building.*
- *Ensure that colors and materials are harmonious with the materials of the historic building.*

Q. Avoid obscuring or destroying important features or materials of the existing building when constructing an addition.

R. Design and construct an addition so if removed in the future the basic form and character of the original building remain intact.

Staff Analysis:

The applicant proposes to construct a +/- 99 sq. ft. screen porch addition on the rear of the residence at 26 Harby St. The +/- 99 sq. ft. addition will feature an open gable metal roof, treated wood framing, and aluminum screening. The proposed location to the rear of the principal residence will not be visible from the right of way.

The addition meets design review guidelines for additions to residential structures. It is in a compatible location and will be complimentary in appearance to the existing residence. Further, the roof pitch and style complement the existing building, and materials are harmonious with the historic materials of the residence and the overall historic district.

III. STAFF RECOMMENDATION

Staff is **supportive** of this request.

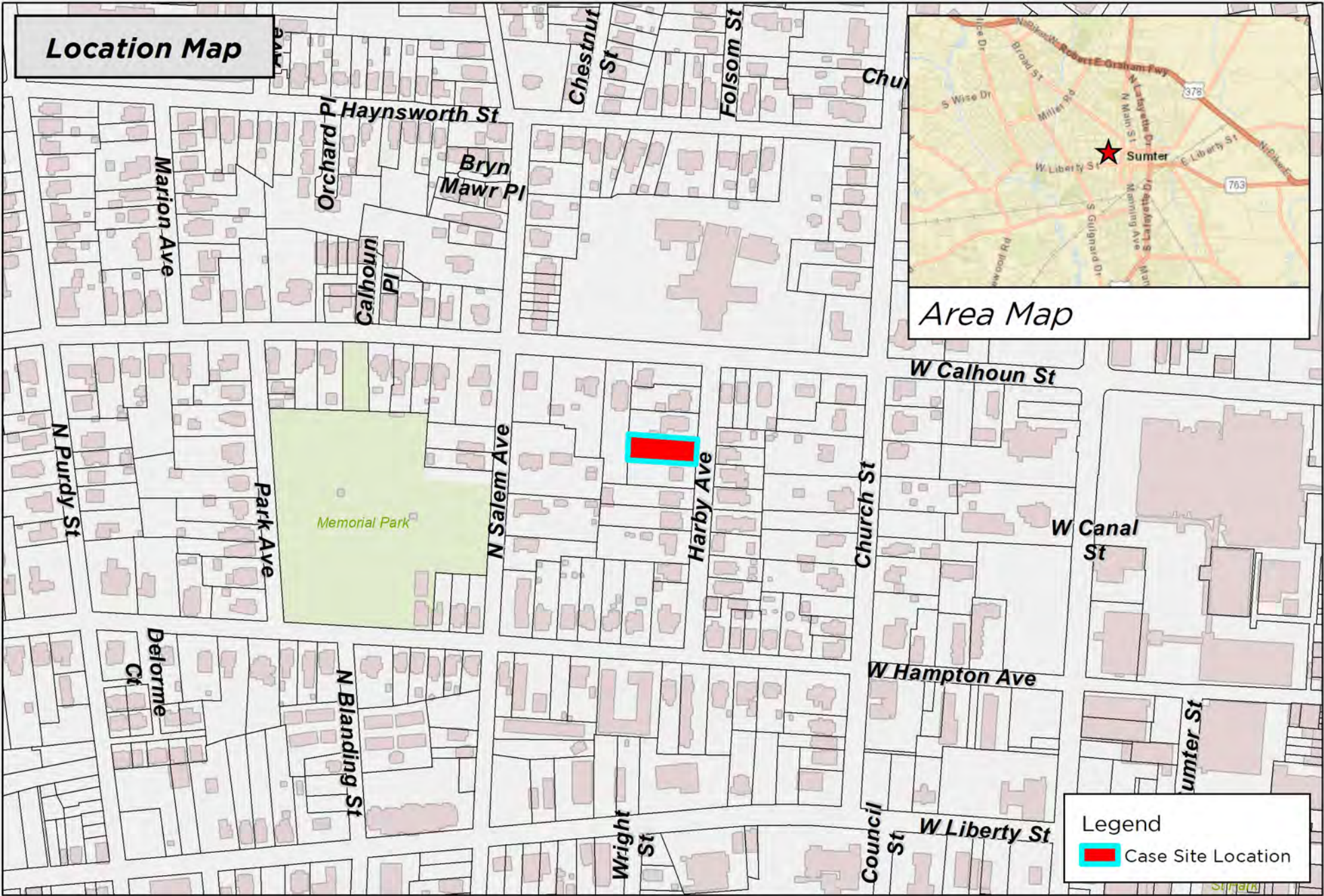
The proposed addition meets the Design Review Guidelines, and will be a simple and unobtrusive design relative to the single-family residential dwelling on the parcel.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-24-04 in accordance with the materials, photographs, construction details submitted and staff recommendation referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2) I move that the City of Sumter Design Review Board **deny** HP-24-04.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.


V. DESIGN REVIEW BOARD – MARCH 28, 2024

Location Map

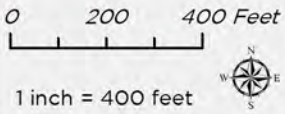


Area Map

Legend

 Case Site Location

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HP-24-04
 26 Harby Ave, Sumter, SC 29150
 Tax Map # 228-11-02-031