

# City of Sumter Design Review Board

September 26, 2024

## HP-24-10 424 W Calhoun St. (City)

### I. THE REQUEST

**Applicant:** Paula Epperson

**Status of the Applicant:** Property Owner

**Request:** Request for Design Review Approval to replace wood front door with new steel door of a similar design, and to re-establish side sunroom/porch windows and doors.

**District:** Hampton Park Historic District

**Location:** 424 W. Calhoun St.

**Present Use/Zoning:** Single Family Residential / R-9

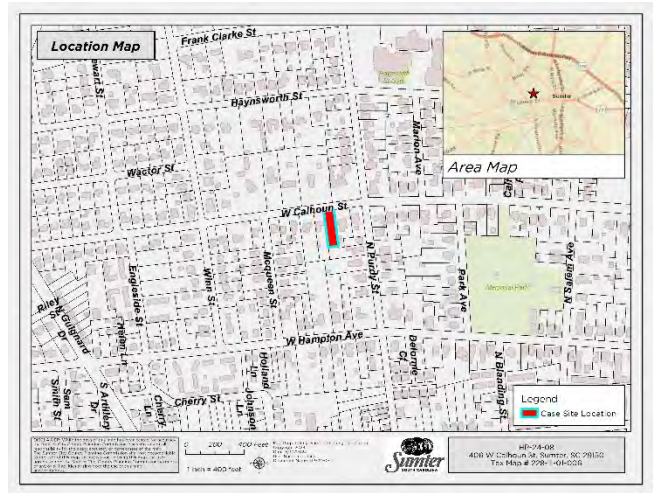
**Tax Map Reference:** 228-11-01-001

**Adjacent Property Land Use and Zoning:**  
North – Single-Family Residence / R-9  
South – Single-Family Residence / R-9  
East – Single-Family Residence / R-9  
West – Single-Family Residence / R-9

### II. BACKGROUND

The applicant is requesting Design Review approval to replace the wood front door with a new steel door of a similar design and to re-establish side sunroom/porch windows and doors

The property currently sits on +/- 0.31-acre parcel, and is improved with a +/- 1,537 sq. ft. single-family residence built in 1930 and a detached garage.



ARCHITECTURAL/HISTORIC CONTEXT:

The dwelling at 424 W. Calhoun St. is a 1 story California Bungalow style house. The exterior is stucco with a gable ended pediment over the door.

The Sumter County Tax Assessor Records indicates the house was built in 1920. The site is included in the *1980 Sumter Historic Resources Survey* of the Hampton Park District, which lists the house as being built in 1935. The present owner, whose family has owned and lived in the house since the 1950s, states it was built in 1930.

In April 2008, design review approval was granted for the installation of vinyl windows via *HP-08-08*, and in August 2010, design review approval was granted approved the replacement of the original siding on the detached garage with vinyl siding via *HP-10-17*.

SITE PHOTO:

The following photograph shows the existing property condition, as viewed from W. Calhoun St.



PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Replace front door.
2. Replace transom window above front door.
3. Remove existing sunporch windows and door and re-establish transom and window style of original screen porch.

With their application, the applicant has provided a picture of the original screened in porch design.



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

#### DESIGN REVIEW:

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

#### **4.6 Windows**

- C. *Maintain the pattern and rhythm of original window openings.*
  - *Select an inconspicuous location for new window openings, such as the rear or side elevations not visible from the street.*
  - *Add new window openings in a manner that minimizes impact on historic features and subtly distinguishes them from historic windows.*
  - *Match the general size and alignment of original window openings when adding a new window opening.*
  - *Do not enclose or obscure original window openings with added materials.*

#### **Staff Analysis:**

The applicant is proposing to restore the screen porch on the residence's front and side facades to the original pattern and rhythm, though the enclosed nature of the porch using glass windows will remain. The windows currently installed are vinyl, which would be replaced with wood or composite material. Re-establishing the transoms will bring the porch back to consistency with the Design Review Guidelines, as the pattern and rhythm of the original window openings will be



restored, albeit with a transom and 1 over 1 window configuration rather than the open screening that was original to the home.



*Above: Current porch windows and porch door configuration*

#### **4.8 Doors**

- D. 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.*
- E. 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.*
- F. 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 replace the existing wood twelve lite door with a steel or metal fifteen lite style door of similar color, and is proposing to replace the half-circle transom above the door with a half-circle transom. The applicant's intent is to match style as much as possible using modern materials and styles.

The primary reason for replacement is that the current door's lifespan is ending, and the door is experiencing significant threshold rot and has become a security issue.



Above Left: Existing Front Door Style



Above Right: Proposed Front Door Style

### **III. STAFF RECOMMENDATION**

Staff recommends **Approval** of this request. The proposed alterations are consistent with the Design Approval Guidelines and are in keeping with the architectural style of the home and the period in which it was constructed.

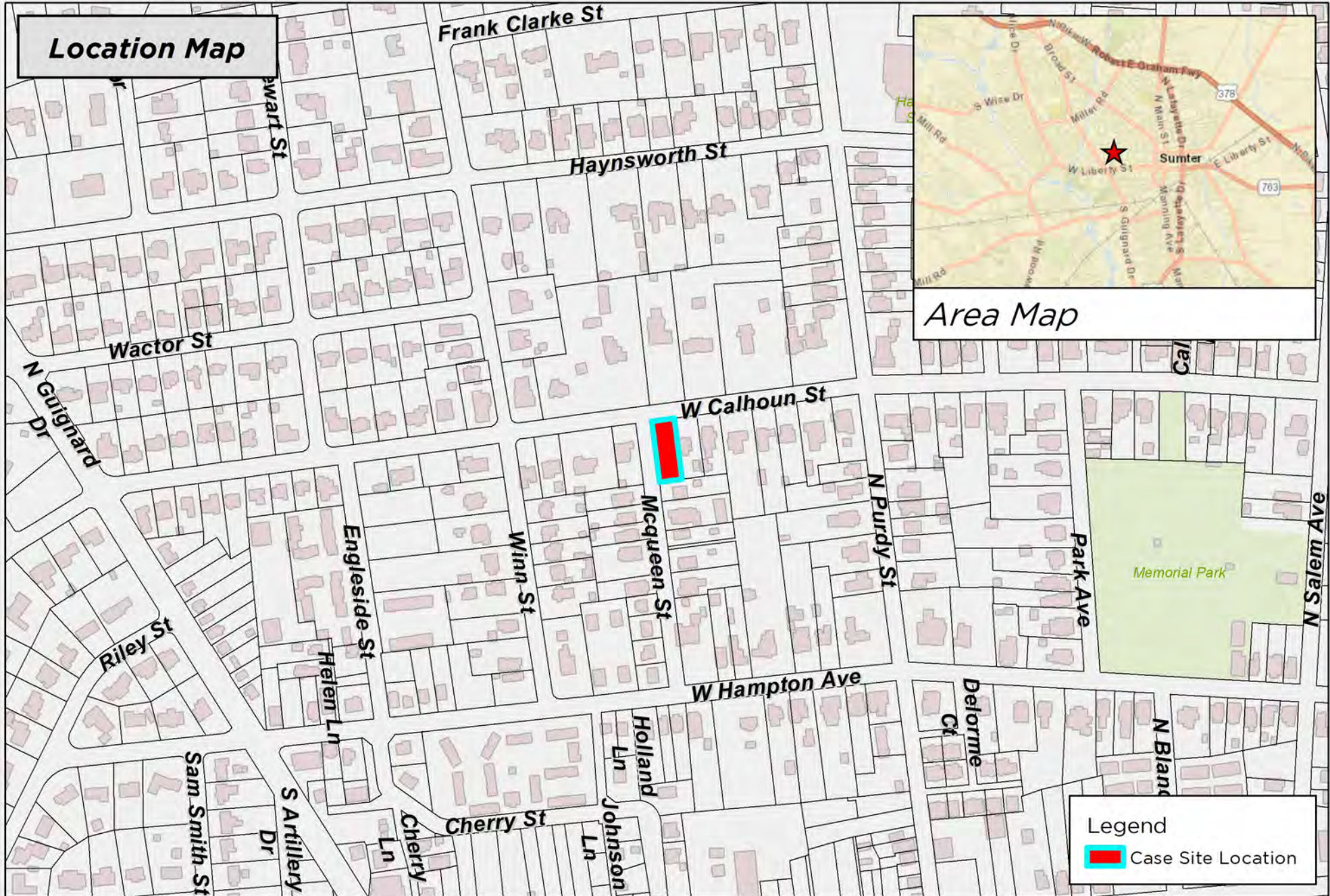
#### IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board ***approve*** HP-24-10 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-24-10
- 3) I move the City of Sumter Design Review Board enter an alternative motion.


#### V. HISTORIC PRESERVATION – September 26, 2024



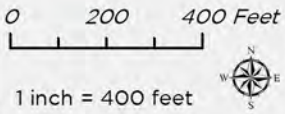
# Location Map



Area Map

**Legend**  
 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department  
Copyright 2024  
Date: 9/6/2024  
User Name: crobbins  
Document Name: HP-24-10



HP-24-10  
424 W Calhoun St, Sumter, SC, 29150  
Tax Map # 228-11-01-001