

City of Sumter Design Review Board

October 24, 2025

HP-25-21-129 Church St (City)

I. THE REQUEST

Applicant: Morgan & Brett Adams

Status of the Applicant: Property Owner

Request: Request for Design Review Approval to 1) enclose existing *porte cochere* to serve as a 300 sq. ft. mudroom, 2) convert existing screen porch to a sunroom, and 3) construct a wooden privacy fence to replace existing chain link and wire fencing.

District: Hampton Park Historic District

Location: 129 Church St.

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

Tax Map Reference: 228-12-02-002

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

II. BACKGROUND

The applicant is requesting Design Review Board approval to 1) enclose the existing carport as a 300 sq. ft. mudroom, 2) convert existing screen porch to a sunroom, and 3) construct a wooden privacy fence to replace existing chain link and wire fencing.

The property located at 129 Church St., was acquired by the applicant in 2021. The 0.45 acre lot currently contains a



residential structure that measures 2,952 sq. ft.

ARCHITECTURAL/HISTORIC CONTEXT:

129 Church St. is a 2,952 sq. ft. Colonial Revival dwelling situated on the east side of Church St. just south of the intersection of Church and W. Calhoun Streets. The structure was identified in the 1980 Historic Resources Survey Inventory for the Hampton Park Neighborhood, and described as: two-story brick residence with gable roof; two exterior chimneys on either end; façade ABA configuration with semi-circular portico over entrance supported by four Tuscan columns; elliptical fanlight with tracery and single paned sidelights with “7C” configuration tracery; front door is single leaf, 6 panel; windows 6/6 lights arranged in pairs on either side of entrance. The boxed roof has denticulated cornice with return slightly projecting over the brick water table.

The building is a contributing structure to the fabric of the Hampton Park Historic District based both on its age and architectural details.

Previous design review approvals were granted for this property via *HP-14-01* (window replacement) and *HP-16-23* (1,100 sq. ft. rear addition).

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Convert *porte cochere* to a 300 sq. ft. mudroom space (*see design review analysis for further details*).
2. Convert existing screen porch to a sunroom (*see design review analysis for further details*).
3. Remove existing side/rear yard chain link and wire fencing.
4. Install 6 ft. tall side/rear yard stained cedar wooden privacy fencing (*see design review analysis for further details*).



Figure 1 - Property Diagram Identifying Proposed Site Changes

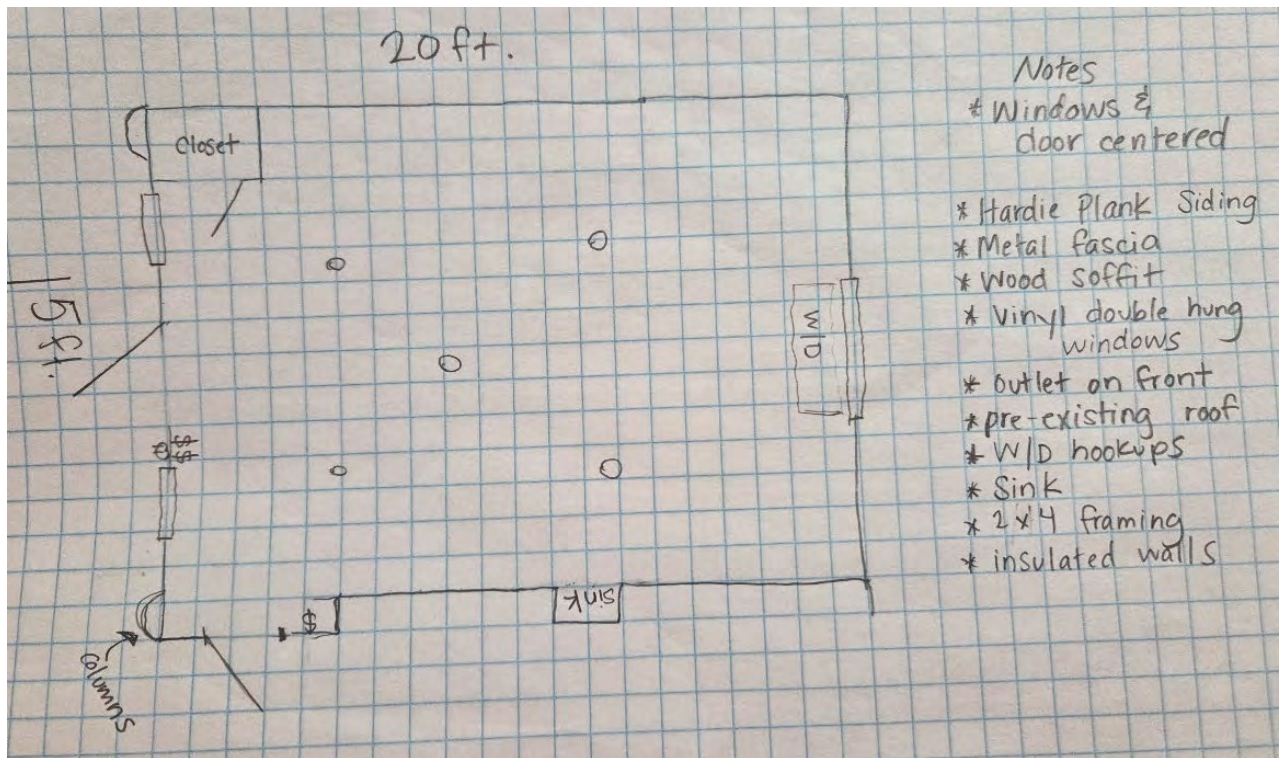


Figure 2 - Sketch Floorplan for *porte cochere* Mudroom Conversion



Above: Design Conceptual: *Porte Cochere* Enclosure (Mudroom)



Above: Design Concept: Screen Porch Enclosure



Above: Wood Privacy Fence Style

DESIGN REVIEW:

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

4.9 Porches

C. Preserve and retain 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 the porch. Recess panels behind porch columns and railings. Wood frames are more appropriate than metal.*

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.*

Staff Analysis:

The current screen porch exists as a single-story extension of the residence's south facing side. The applicants plan to enclose the screen porch to serve as a sunroom

space with windows between 24-36 in. above the floor with decorative bulkhead trim design matching that of the rest of the home's façade. The applicant also plans to fit the façade of the porch with a column on each corner and between each window to continue the rhythm of the existing Colonial Revival style of the front porch and *porte cochere*.

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.*
- *Avoid incompatible fencing along prominent, visible property lines.*
- *Do not exceed fence heights of 4 feet on the front property line and six feet on side and rear yards.*

Staff Analysis:

The applicant proposes to replace mismatched metal and wire fencing in the rear yard with a stained cedar wooden privacy fence featuring capped exposed posts.

The new fence is complimentary to the style and character of the house along with the neighborhood as a whole.

6.2 Residential 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 exact duplication 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.*
- *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:

While the proposed enclosure of the carport is in a highly visible location, enclosure of the *porte cochere* is consistent with the Design Guidelines specifically referencing additions because the design is subordinate and complimentary to the existing building, does not disrupt the original footprint of the structure and utilizes the existing roof area. Further materials used will be harmonious with the existing building.

Specifically, the applicant proposes to maintain the existing footprint and roof configuration of the *porte cochere*, utilizing Hardie board plank siding in color #3008-10C, "Cozy White" from the City of Sumter Historic Preservation Color Palette to avoid attempting to replicate the original red brick of the home and to distinguish the addition from the original structure.

The front façade of the addition would have a 36-in. door in the center (painted to match the residence's front door and shutters (*Charleston Green*)). A vinyl double hung window matching those on the existing house will be placed at each side of the door with a bulkhead trim design to match the design that appears below the windows on the existing house façade.

The existing style of the pairs of white colonial columns at each corner of the *porte cochere* would be maintained as half columns similar to their use on a portion of the front porch.

The proposed floor elevation of the addition will match the floor elevation of the home, with brick steps and a small landing at the door.

The north-facing façade of the addition will be solid Hardie board siding matching the front, with no windows proposed. The rear façade will have a single wide picture window.

III. STAFF RECOMMENDATION

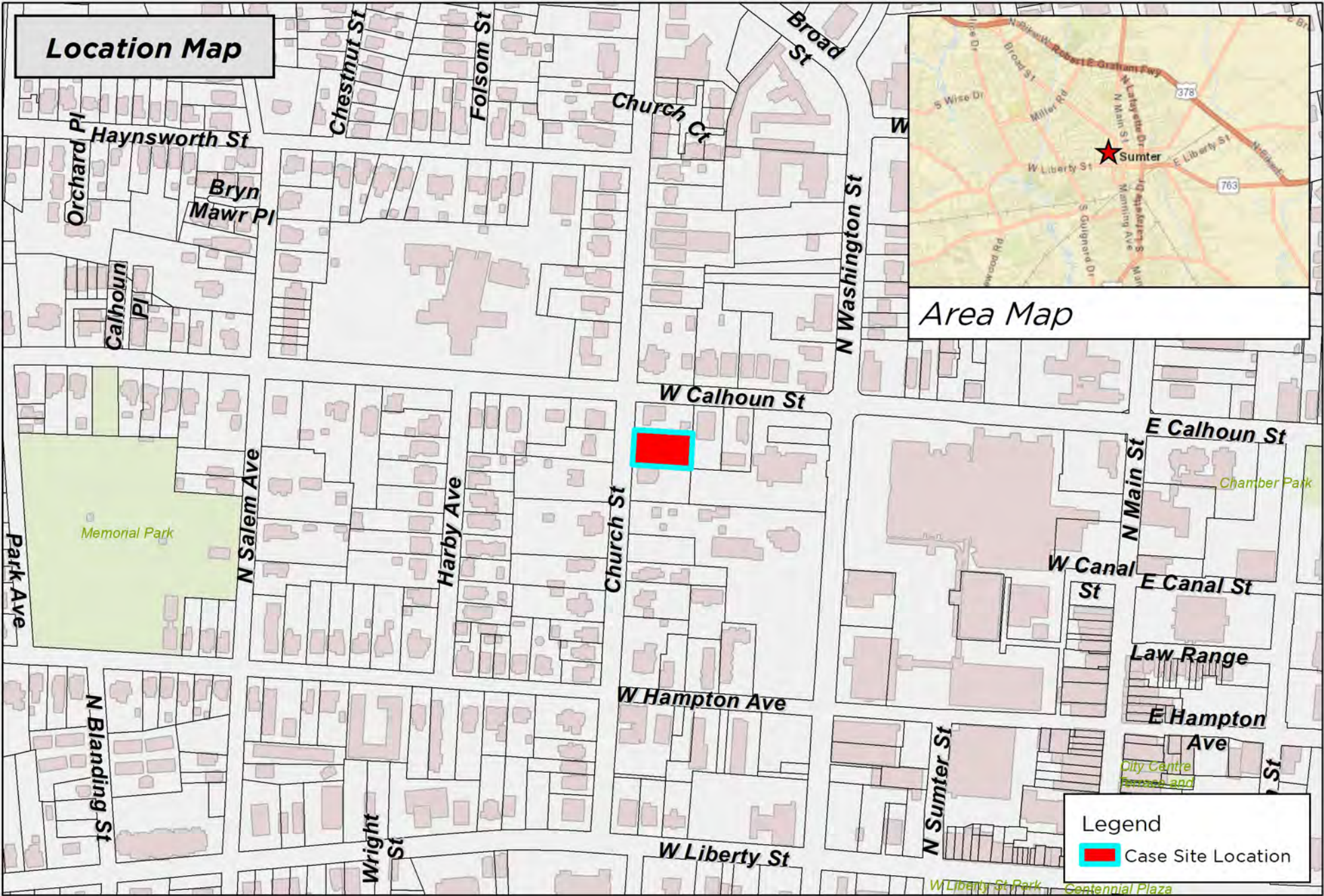
If the Design Review Board makes the findings necessary to approve this request, Staff recommends no additional conditions.

IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board ***approve*** HP-25-21 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board ***deny*** HP-25-21.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION – October 24, 2025

Location Map

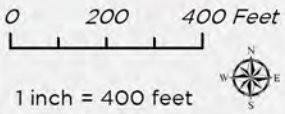


Area Map

Legend

 Case Site Location

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HP-25-21
 129 Church St, Sumter, SC, 29150
 Tax Map #228-12-02-001