

# Historic Preservation Design Review

July 28, 2016

HP-16-15, 336 W. Hampton St. (City)

## I. THE REQUEST

**Applicant:** City of Sumter

**Status of the Applicant:** Representative for Property Owner

**Request:** Demolition approval for the structure at 336 W. Hampton St.

**Location:** 336 W. Hampton St.

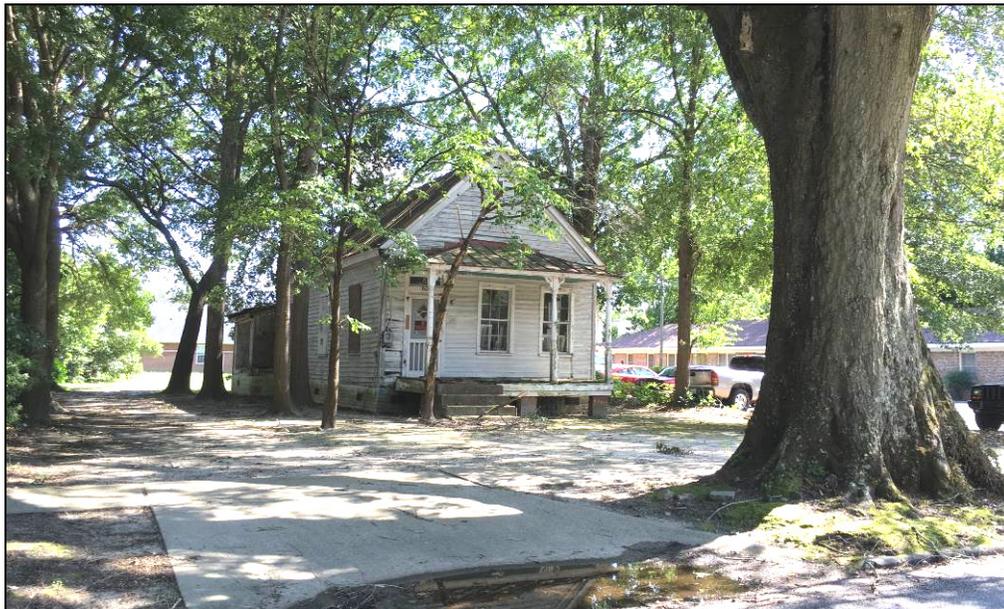
**Present Use/Zoning:** Vacant Residential/R-6

**Tax Map Reference:** 228-11-04-018

**Adjacent Property Land Use and Zoning:** North – W. Hampton St./R-6  
South – Apartments/PD  
East – Residential/ R-6  
West – Apartments/ R-6

## II. BACKGROUND

The applicant is requesting a Certificate of Appropriateness for a Demolition Permit to demolish the house at 336 W. Hampton St.



Based on the 1985 Main Street Sumter Survey, the building at 336 W. Hampton St. was constructed circa 1900. It is a vernacular style 1 story rectangular “shotgun” house with gabled front and hipped roof front porch. Porch is supported by turned posts with brackets. Bay arrangement is B/A/B with 6/6 sash windows and transom over the door.



The house is in very poor condition per an attached letter from the Building Official. The owner of the property wants to demolish the home and then plans to rebuild a new house that looks exactly like the historic one.

**The *Design Review Guidelines Manual* states:**

Design review approval is required prior to being issued a demolition permit. When reviewing a demolition request, the Zoning Ordinance and the Design Review Guidelines Manual both speak to general review criteria.

**The *City of Sumter Zoning & Development Standards Ordinance* states:**

**1.o.4. Where a request for a demolition permit is involved in an application for a certificate of appropriateness, the Design Review Board may postpone the issuance of a demolition permit for one hundred twenty (120) days pending a thorough review of the matter. An extension of an additional one hundred twenty (120) days may be authorized when the Design Review Board is reasonably certain that an alternative to demolition can be achieved during the additional time period. The Design Review Board shall provide a recommendation to the Mayor and City Council when it is in the public interest to save vulnerable architectural, cultural, and/or archaeological resources which would be damaged or lost by the demolition or partial demolition or the moving of a building or structure.**

Section 1.o.4. gives the Board the option of postponing the issuance of a COA for 120 days, with an optional 120 day extension, in order to protect a vulnerable historic property.

**#97) HISTORIC BUILDINGS SHOULD NOT BE DEMOLISHED**

*a. Historic buildings in Sumter’s districts should not be demolished. Demolition may only be approved if one or more of the following conditions are met:*

*— Where the public safety and welfare requires the removal of a structure or building.*

See attached Building Official’s letter which addresses safety.

*— Where the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect. Such a report must clearly detail the property’s physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report there should be a separate report that details future action on the site.*

Information pertaining to the structural instability of the structure has been demonstrated by the Building Official in his letter.

*— Where buildings have lost their original architectural integrity and no longer contribute to the character of the district.*

Based on the 1985 Main Street Sumter Survey Report, this structure was built in 1900 and does contribute to the historic and architectural character of the district.

**III. STAFF RECOMMENDATION**

Staff recommends approval of this request. Although the house has significant architectural and historic merit, it is in very poor condition and renovation is not feasible as noted in the Building Official’s letter. Furthermore, the property owner intends to rebuild a replica of the home in the same location.

Staff recommends that the owner retain the transoms, windows, porch columns, and other architectural elements of the home in order to either re-use them, or to use as models for replacement elements in the proposed new home.

**IV. DRAFT MOTION**

I move that the Historic Preservation Design Review Board approve the request.

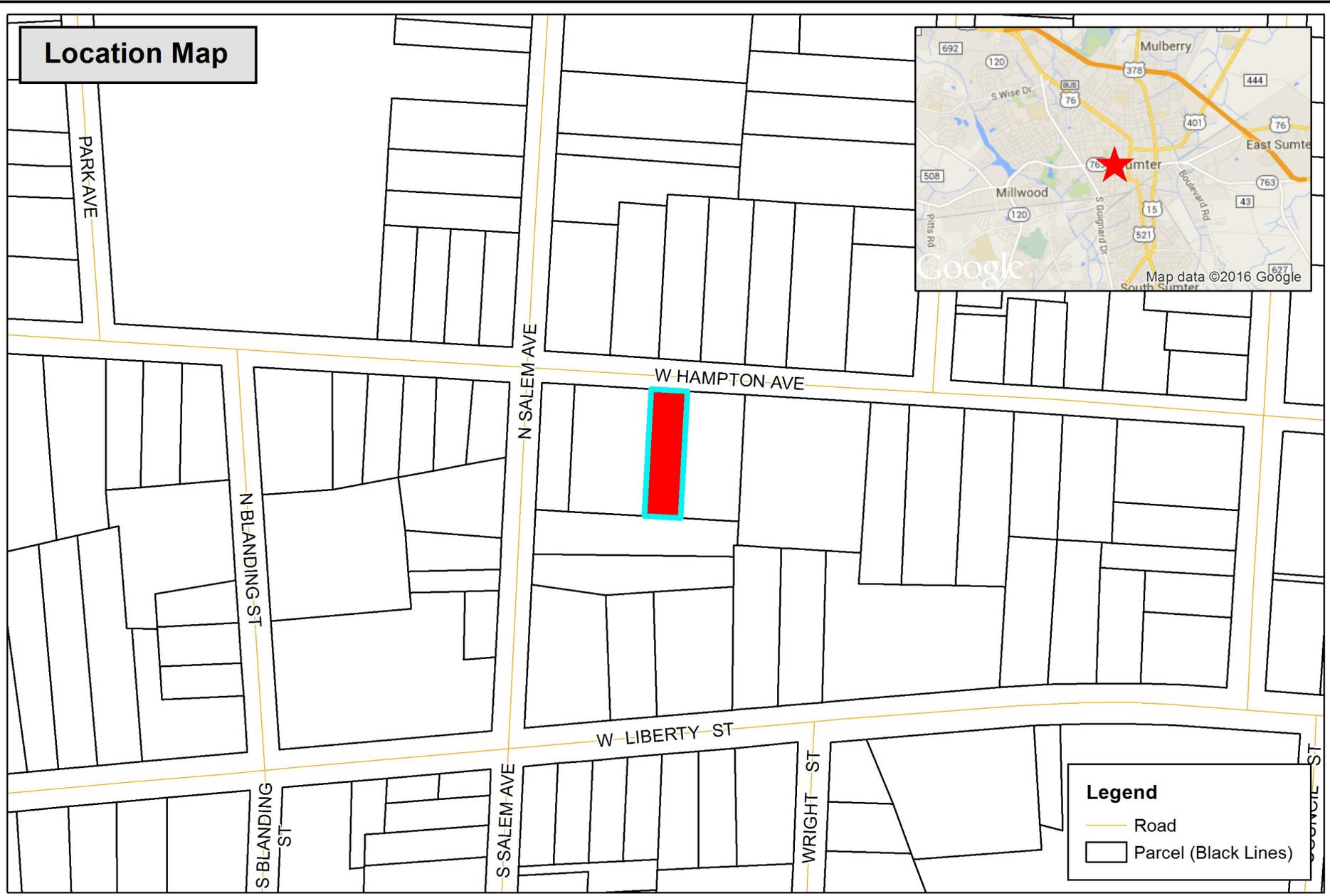
or

I move for an alternate motion

**V. HISTORIC PRESERVATION – JULY 28, 2016**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, July 28, 2016 approved this request for demolition as presented by Staff.

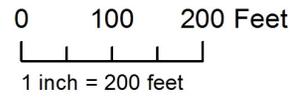
# Location Map



**Legend**

- Road
- Parcel (Black Lines)

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 Date: 7/8/2016

**HP-16-15**  
 336 W Hampton Ave., Sumter, SC  
 Tax Map # 228-11-04-018