

Historic Preservation Design Review

June 25, 2020

HP-20-13, 419 W. Calhoun St. (City)

I. THE REQUEST

Applicant:	Robert S. McCreight
Status of the Applicant:	Property Owner
Request:	Design Review for proposed 420 sq. ft. breakfast room/covered patio addition to the rear of the existing structure
Location:	419 W. Calhoun St.
Present Use/Zoning:	Residential (R-9)
Tax Map Reference:	228-06-01-026
Adjacent Property Land Use and Zoning:	North – Residential / R-9 South – W. Calhoun St. and Residential / R-9 East – Residential / R-9 West – Residential / R-9

II. BACKGROUND

The applicant is requesting design review approval for a +/- 350 sq. ft. addition to the rear of the existing structure to serve as a covered patio. Based on submitted plans, the addition is intended to be of the similar materials and colors as the existing structure as shown in the photographs to the right.

Architectural/Historic Context

Constructed in 1928, 419 W. Calhoun St. is a 4,038 sq. ft. Colonial Revival influenced dwelling situated at the westernmost edge of the Hampton Park Historic District Overlay. Although the structure was not included in the 1980 Historic Resources Survey Inventory for the Hampton Park Neighborhood, based on its age, condition, and minimal changes to the exterior of the structure that could compromise its historic character and defining architectural



characteristics, this structure could be considered to be a contributing structure within the fabric of the Hampton Park Historic District. The front of the structure gives the appearance of being wood sided, however as shown in the photographs below, a majority of the building exterior is brick with wood sided gabled ends, soffits and trim work.

In 2011, the applicant received approval to construct a 420 sq. ft. addition to the east side of the existing structure to serve as an extension to the existing kitchen as a breakfast area and outdoor covered patio dining area.

Site Photos:



Existing rear of structure (side view)



Existing rear of structure (facing view)



*Existing entry door from side porch.
(Proposed entry doors on rear porch
will match this style.)*

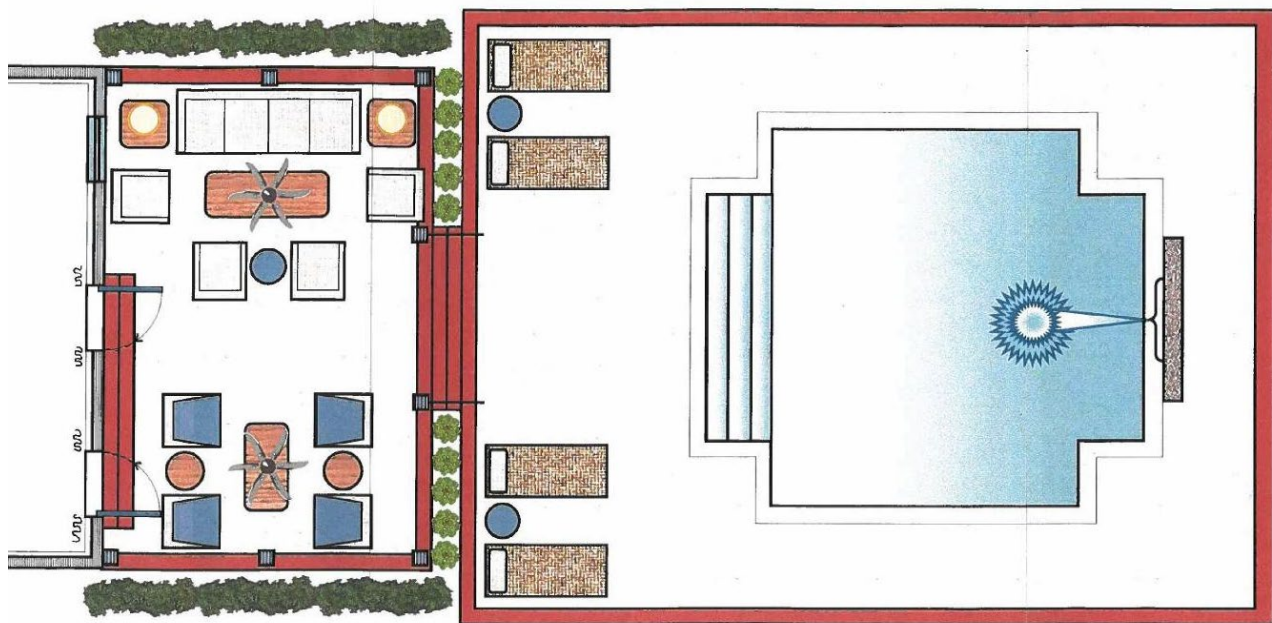
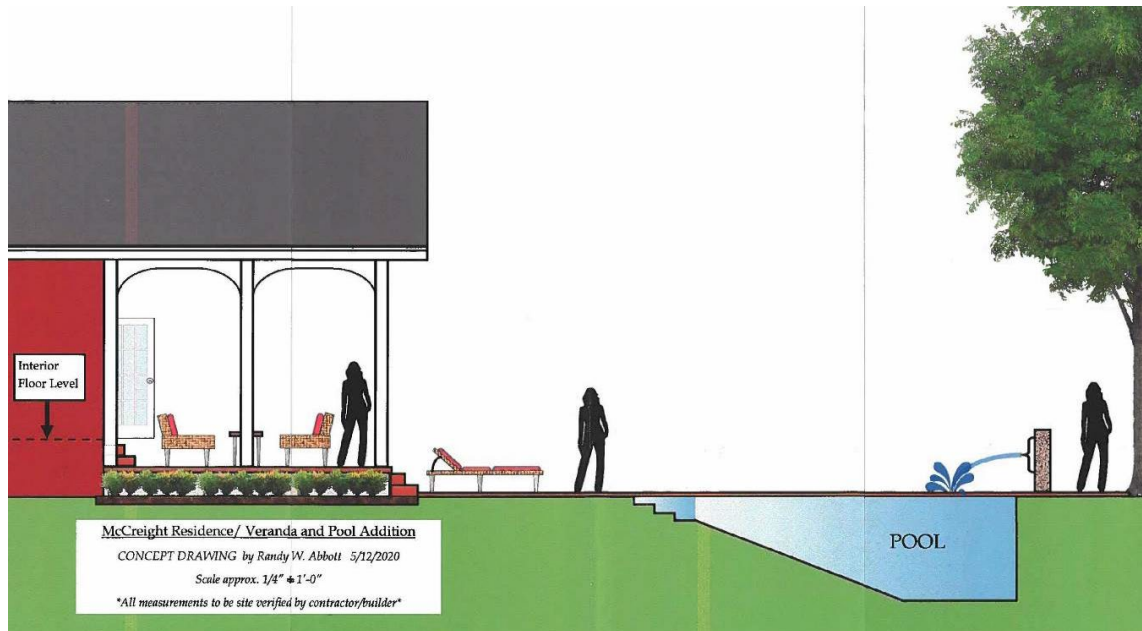


*Existing side porch.
(Proposed rear porch will match this style.)*

Scope of Work:

It is the Applicant's proposal is to complete a rear elevation addition of +/- 350 sq. ft. to the residence to serve as a covered patio, tied into the existing roofline. The addition will match the style of the existing covered porch that was added in 2011. In addition, an in-ground pool is to be constructed in the rear yard immediately behind the addition. Design review of the swimming pool is not required and is outside the scope of this request.

Following are concept drawings showing the scope of proposed addition:



McCreight Residence/ Veranda and Pool Addition
CONCEPT DRAWING by Randy W. Abbott 5/12/2020
Scale approx. 1/4" ± 1'-0"
All measurements to be site verified by contractor/builder

A white paint color matching the existing exterior paint on the structure will be used for the columns and trim, and the existing rear elevation brick will serve as the rear wall of the covered porch, this area of brick will also be painted white. New brick to be used for the addition will be the “Rittenburg” style, also matching existing materials in use on the structure.

Design review approval is required prior to the proposed work.

The *Design Review Guidelines Manual* states:

4.9 Porches

Porches are often the focal points of historic homes, especially when positioned on primary elevations. They provide an area for people to gather and socialize, as well as serving as an important transition space between the interior and exterior of a residence. Porches can define the overall character and style of a building, with their distinctive columns, railings, steps, and decorative detailing. In Hampton Park, almost all houses have some type of porch on the primary or street elevation. Side and rear porches are less common, but examples do exist in the district. Some porches extend across the entire width of the façade while others only shelter the entrance. Most are one story in height, with two-story porches being rare. While the overall plan and form of porches are similar, their detailing and ornamentation varies depending on the architectural style of the house.

D. Preserve and Retain Original Porch Locations Masonry and its Visual Qualities.

- *Locate new porches and decks with no historical significance in an inconspicuous location on the rear or side elevations of a building that are not visible from the street.*

Staff Analysis:

The proposed project meets the above standards.

4.11 Paint

The right combination of paint colors can accentuate important architectural features and unify the façade. In addition to its aesthetic benefits, paint also provides protection to certain building surfaces, particularly wood. Due to these protective qualities, building components that were historically painted should remain painted. Alternatively, surfaces that were not historically painted, such as brick and stone, should remain unpainted to retain their historic texture and appearance. Appropriate paint schemes differ depending on the architectural style and era of a building. Historically appropriate color schemes for a particular style can be determined based on paint analysis or research.

B. Select a Compatible Color Scheme.

- *Choose colors that are appropriate to the architectural style and compliment the building and its surroundings. Overly bright and obtrusive colors are not appropriate.*

Staff Analysis:

The proposed paint color meets the above standards.

III. STAFF RECOMMENDATION

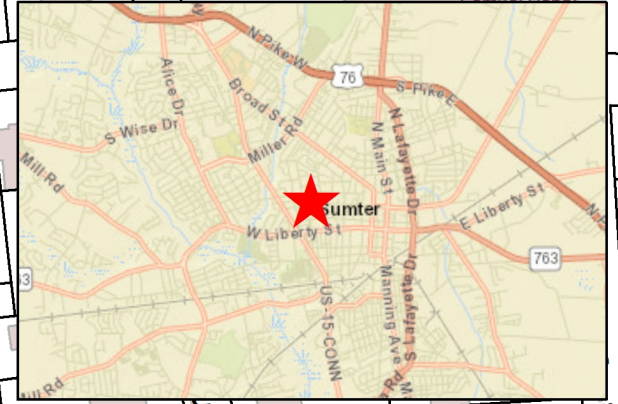
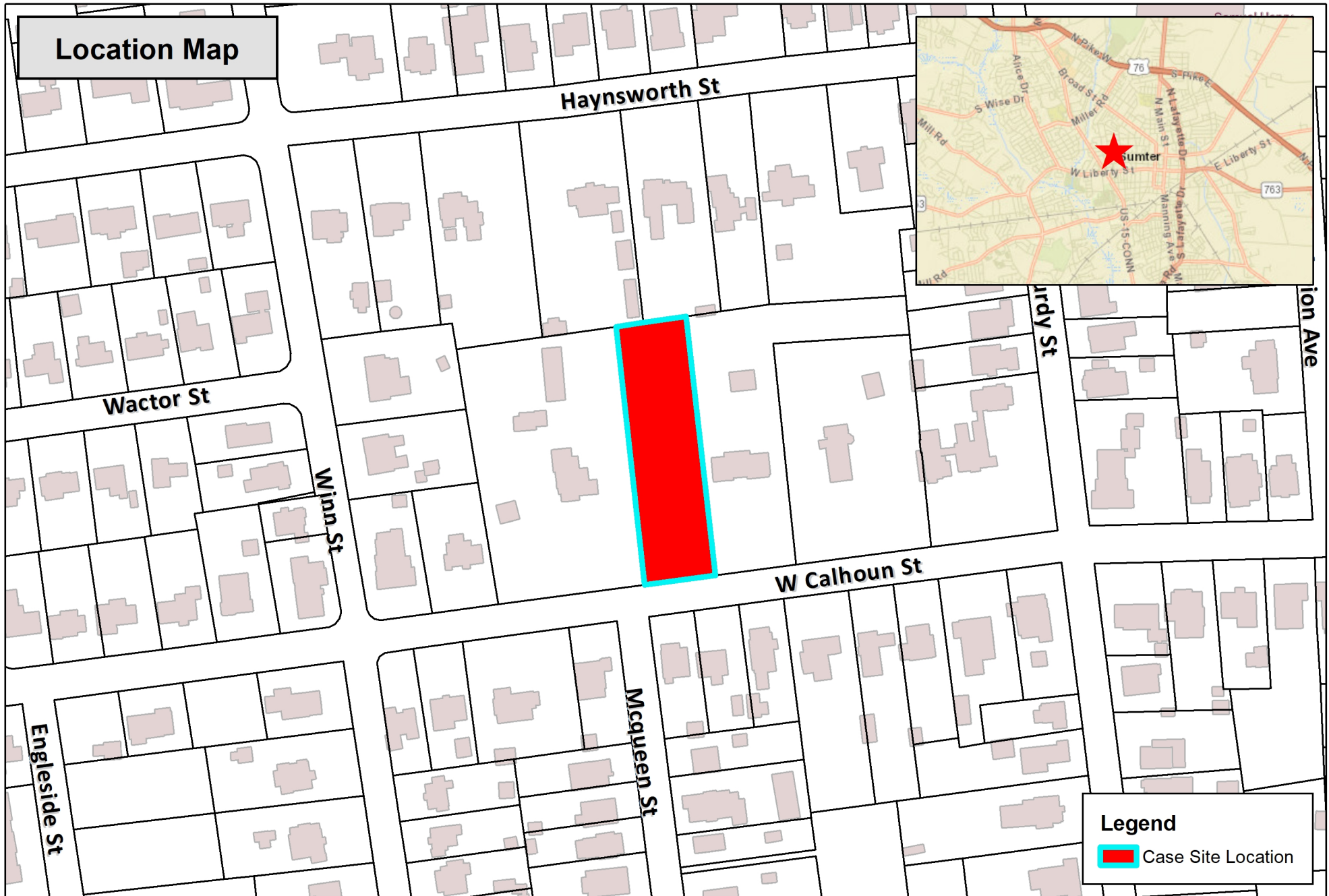
Staff recommends approval of this request. The proposed project meets the requirements set forth in the design review guidelines and the colors and materials proposed are already in use on the existing dwelling.

IV. DRAFT MOTION

- 1.) I move that the Sumter Historic Preservation Design Review Committee approve HP-20-13 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2.) I move that the Sumter Historic Preservation Design Review Committee deny HP-20-13.
- 3.) I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

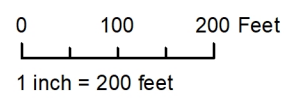
VI. HISTORIC PRESERVATION – JUNE 25, 2020

Location Map



Legend
 Case Site Location

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HP-20-13
419 W Calhoun St, Sumter, SC, 29150
Tax Map # 228-07-06-004