

City of Sumter Historic Preservation Design Review

November 19, 2020

HP-20-23, 436 W. Hampton Ave.

I. THE REQUEST

Applicant:	Lauren Talley
Status of the Applicant:	Property Owner
Request:	Design Review approval for conversion of an existing uncovered attached deck to a covered screened porch.
District	Hampton Park Historic District
Location:	436 W. Hampton Ave.
Present Use/Zoning:	Residential / R-6
Tax Map Reference:	228-11-03-036
Adjacent Property Land Use and Zoning:	North – Single-Family Residence / R-6 South – Single-Family Residence / R-6 East – Single-Family Residence / R-6 West – Single-Family Residence / R-6

II. BACKGROUND

436 W. Hampton Ave., shown in the photograph to the right, is a single-story vernacular Greek Cottage. The home is located between Delorme Ct. and N. Blanding St. on the south side of W. Hampton Ave.

The applicant is proposing to enclose and roof an existing rear deck to serve as a screened porch.



ARCHITECTURAL/HISTORIC CONTEXT:

Based on records obtained from the South Carolina Historic Preservation Office, the South Carolina State Archives, and a Historical Marker placed on the structure by the Sumter County Historical Society, 436 W. Hampton Ave. was known as the ‘Golden Age Club’ and as the Hasell Dick – Dr. Frank K. Holman House, built circa 1845. The building is a single-story Greek Revival Cottage, with a steep hip roof. The structure lost much of its original architectural detailing through neglect, poor maintenance and unsympathetic remodeling. Sometime after 1980 the building was covered in vinyl siding with much of the window detailing and bracket ornamentation removed. The front façade is dominated by a single large gabled portico supported by four square columns. The porch deck is 3 ½ inch tongue and groove wooden decking material, and a turned balustrade. Doors and windows were constructed with plain surrounds and entablatures.

Since 1980, the property had several owners and suffered from significant neglect, before significant restoration was completed in 2009 by the current owner. Lack of maintenance, termite damage, exterior façade changes that removed significant architectural features, and uncontrolled growth of vegetation contributed to the deterioration of the building. The deterioration continued over the years to the point of the collapse of a rear room that appeared to be an enclosed sleeping porch. The restoration received design review approval via *HP-09-09*.

As shown in the rear elevation and aerial photographs below, the current deck was once an enclosed sleeping porch. The sleeping porch walls and roof were removed during the 2009 restoration and replaced with an uncovered deck built on the existing foundation.

**Rear and Aerial view of 436 W. Hampton Ave with Sleeping Porch Visible
(Photo and Aerial Imagery from 2009)**



SITE PHOTOS:



Front Façade



Rear Façade (with existing deck)

SCOPE OF WORK:

The proposed project includes conversion of the existing deck into a covered screened porch. The following information describes the proposed changes and new construction.

- Install a knee wall to match existing vinyl siding on house.
- Establish a shallow pitch roof with shingles matching the existing asphalt roof.
- Install residential screening material and treated and stained lumber for the porch walls.



Existing Deck (Site of proposed screen porch)



Illustrative example of vinyl sided knee wall and screening to be used (wood surfaces are to be stained, not painted).

DESIGN REVIEW:

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

At one time, the deck was the location of an enclosed sleeping porch, which had collapsed by 2009, when major restoration work was completed on the structure. At that time, the sleeping porch was removed and replaced with a deck. Installation of a covered screened porch at this location is consistent with the original porch configuration.

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:

The proposed installation of a screened porch in the location currently occupied by a deck is consistent with the Design Guidelines for additions, specifically in that the design is subordinate to the existing building, is located to the rear of the building, and materials used will be harmonious with the existing building. Specifically, the roofing shingles and vinyl siding will be matched from the existing house.

III. STAFF RECOMMENDATION:

Staff recommends **approval** of this request.

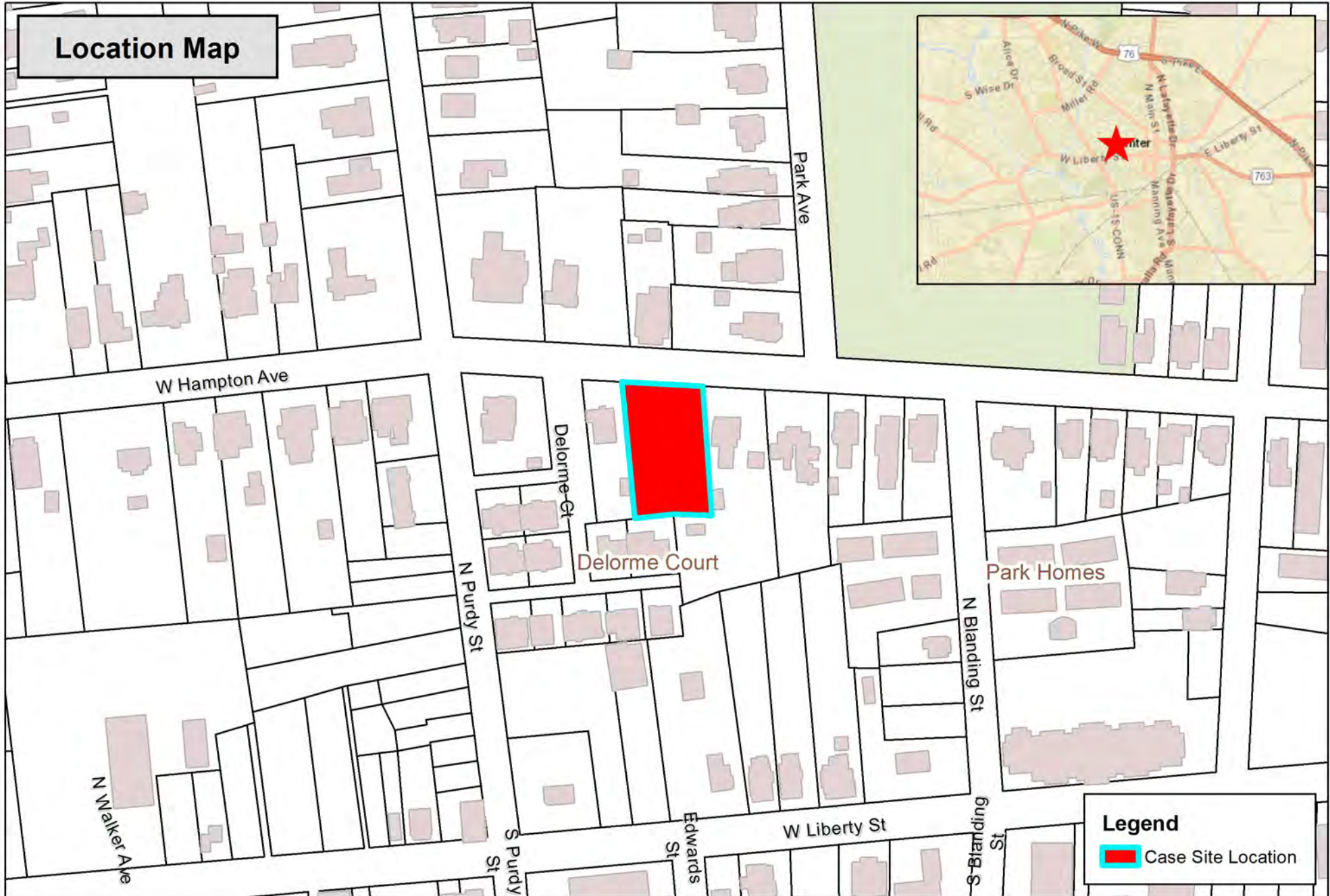
Proposed changes are consistent with the City of Sumter Historic Preservation Design Review guidelines and are compatible with the existing building design.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-20-23 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 City of Sumter Design Review Board **deny** HP-20-23
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – NOVEMBER 19, 2020

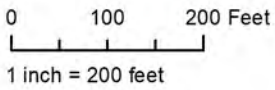
Location Map



Legend

 Case Site Location

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HP-20-23
436 W Hampton Ave, Sumter, SC, 29150
Tax Map # 228-11-03-036