

City of Sumter Historic Preservation Design Review

November 19, 2020

HP-20-26, 27 Park Ave.

I. THE REQUEST

Applicant:	Stephen Barwick
Status of the Applicant:	Property Owner
Request:	Design Review approval for replacement of existing front gutter and installation of new side gutters, paint front door, and replacement of existing steps with a new deck and steps on the south side of the residence
District	Hampton Park Historic District
Location:	27 Park Ave.
Present Use/Zoning:	Single-Family Residential / R-9
Tax Map Reference:	228-11-02-003
Adjacent Property Land Use and Zoning:	North – Single-Family Residential / R-9 South – City Park / R-9 East – Single-Family Residential / R-9 West – Single-Family Residential / R-9

II. BACKGROUND

27 Park Ave., shown in the photograph to the right, is a two-story home in the Dutch Colonial Revival style. Dutch Colonial Revival is a style of domestic architecture, primarily characterized by gambrel roofs having curved eaves along the length of the house.

This property is located on Park Ave., immediately adjacent to the City of Sumter's Memorial Park.



The applicant is proposing to install new white gutters on the sides of the house and replace the existing front porch gutter, paint the front door, and install a south-facing deck and exterior stair re-alignment on that side of the house, which faces Memorial Park.

Installation of the south-facing deck and exterior stair re-alignment is subject to approval of a variance by the Sumter City-County Board of Zoning Appeals (BZA) to the *City of Sumter Zoning and Development Standards, Article 4.f.7 – Structures Projecting into Required Yards*. The variance request has been filed (BOA 20-23) and will be considered by the BZA in December 2020.

ARCHITECTURAL/HISTORIC CONTEXT:

According to the Sumter County Assessor’s Office, the house was constructed in 1939, and is in the Dutch Colonial Revival style of architecture, primarily characterized by gambrel roofs having curved eaves along the length of the house. It is the only residential structure in the Hampton Park Historic District in this style. The property was not evaluated during the 1985 Historic Resources Survey because at the time of the Survey, the structure did not meet the age requirement (50 years) for a structure to be considered a contributing structure to the historic district.

Based on the current age of the structure, location within the district, and unique architectural features, 27 Park Ave. should be considered one of the contributing properties in the Historic District. The following photographs show the current exterior conditions.

SITE PHOTOS:



Front Façade (pre-renovation)



South face of building (site of proposed deck and stair reorientation)



South-facing East Exterior Steps



South-facing West Exterior Steps



North-facing Exterior (proposed for gutter installation)



South-facing Exterior (proposed for gutter installation)



Front Door (proposed for painting)



Front Porch Gutter (proposed for replacement)

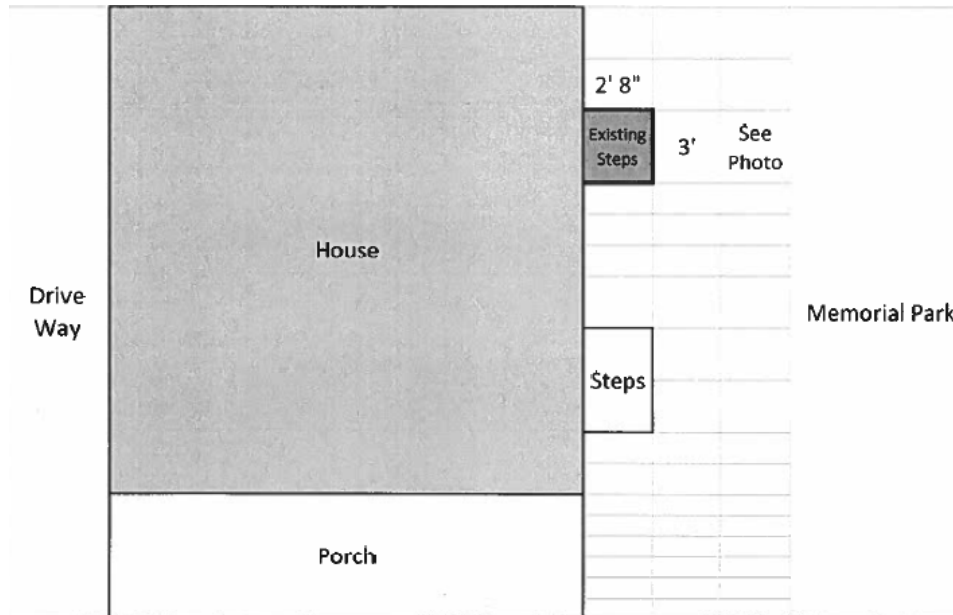
SCOPE OF WORK:

The proposed project includes renovations to the exterior of 27 Park Ave., as follows:

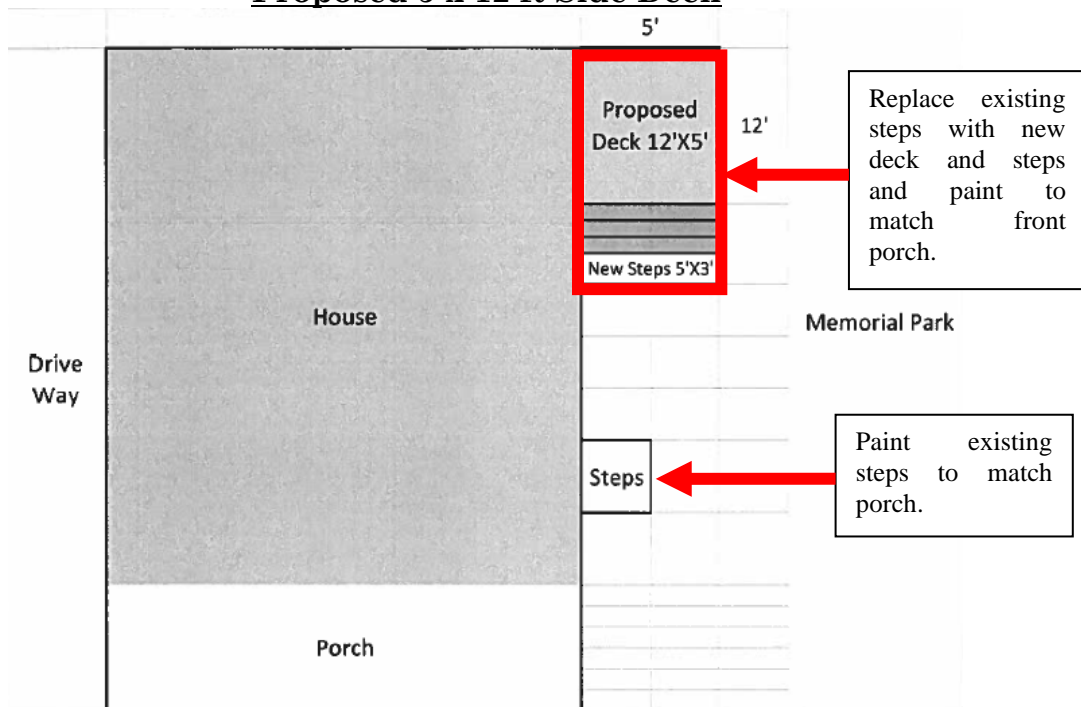
1. Paint front door.
2. Install new white gutters on sides of house and replace existing front porch gutter to match new side gutters.
3. Install a new 5 x 12 ft deck and re-orient stairs on south side of house, with balusters and railings to match front porch.
4. Paint steps and deck on south side of house to match front porch.

The following descriptions and illustrations show the proposed changes and new construction.

Existing Exterior Steps



Proposed 5 x 12 ft Side Deck



The proposed paint color for the front door is shown below. The proposed door paint color is *Wild Daisy* (#3007-4A), which is included in the *Sumter Historic Preservation Color Palette*. The applicant proposes to match the white paint color of the existing front porch railing for the proposed steps and deck on the south side of the house.



DESIGN REVIEW:

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

4.5 Architectural Detail and Ornamentation

A. Preserve and Maintain Architectural Ornamentation.

- *Retain architectural ornamentation, including but not limited to corniced, eave brackets, spindles, bargeboard, frieze boards, knee braces, and exposed rafter tails.*
- *Do not remove or obscure architectural ornamentation.*

Staff Analysis:

The applicant proposes to replace the front porch PVC gutters and to install new white gutters on each side of the house. The existing gutter is not original to the house, and the installation of these new gutters will not obscure or negatively impact the existing architectural detail of the house. All gutters will be matching material and color.

4.11 Paint

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.*
- *Consider an original color scheme based on paint analysis or research.*

C. Use Paint Color to Accentuate Exterior Details.

- *Use lighter colors to highlight trim and architectural ornamentation.*
- *Limit the paint scheme to three or four colors: one roof color, one wall color, one trim color, and one accent color.*

Staff Analysis:

The proposed paint color for the door is *Wild Daisy* (#3007-4A) and is one of the colors included in the *Sumter Historic Preservation Color Palette*. This color is compatible

with the Design Guidelines. The balusters and railings for the deck and stair rail on the south-facing side of the house will be painted white to match the existing front porch style. No other paint is proposed for this project.

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.*
- *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 deck addition and reorientation of exterior access stairs on the south-facing side of the house are consistent with the Design Review Guidelines and will have a square baluster railing type to match the existing front porch.

III. STAFF RECOMMENDATION:

Staff recommends **approval** of this request.

All 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

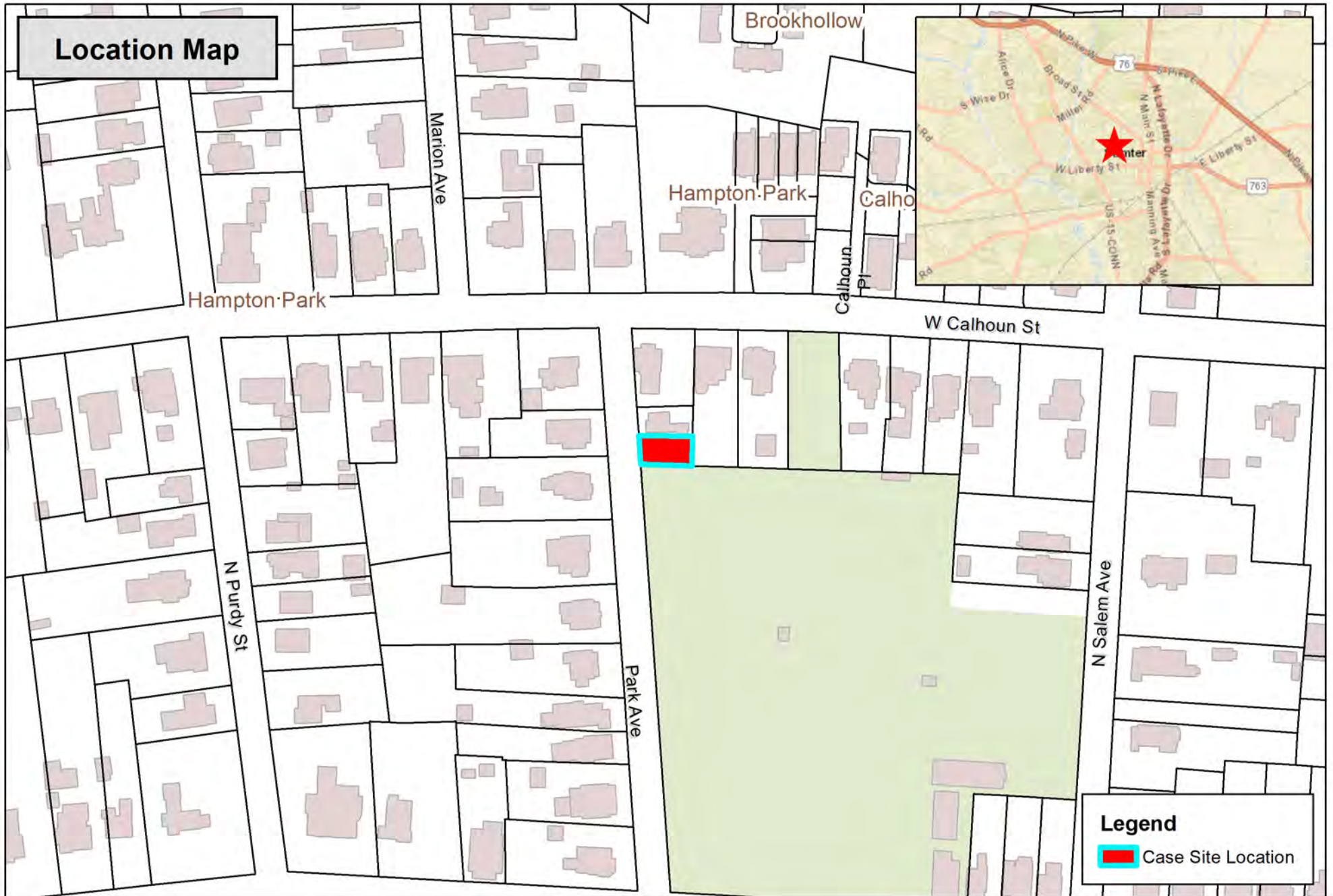
- 1) I move that the City of Sumter Design Review Board **approve** HP-20-26 in accordance with the materials, photographs, and construction details

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-20-26
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – NOVEMBER 19, 2020

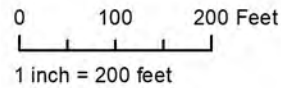
Location Map



Legend

 Case Site Location

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Geographic Information Systems (GIS)
Date: 11/2/2020, User Name: crobbins
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HP-20-26
27 Park Ave, Sumter, SC 29150
Tax Map # 228-11-02-003