

# City of Sumter Design Review Board

July 28, 2022

## HP-22-09, 410 W. Hampton Ave.

### I. THE REQUEST

<b>Applicant:</b>	Douglas Riddle
<b>Status of the Applicant:</b>	Authorized Agent for Property Owner
<b>Request:</b>	Request for Design Review approval for reconstruction of the rear deck (porch), including addition of railings.
<b>District</b>	Hampton Park Historic District
<b>Location:</b>	410 W. Hampton Ave.
<b>Present Use/Zoning:</b>	Residential / R-6
<b>Tax Map Reference:</b>	228-11-04-002
<b>Adjacent Property Land Use and Zoning:</b>	North – City Park / R-9 South – Apartment Complex / R-6 East – Single-Family Residence / R-6 West – Single-Family Residence / R-6

### II. BACKGROUND

410 W. Hampton Ave., shown in the photograph to the right, is a two-story asymmetrical clapboard house in the vernacular Victorian style. The home is located on W. Hampton Ave. between N. Blanding St. and N. Salem Ave.

The applicant is proposing to reconstruct the rear screened porch, deck, and 2<sup>nd</sup> floor access staircase, and to install new railings for the deck where none previously existed.



ARCHITECTURAL/HISTORIC CONTEXT:

410 W. Hampton Ave. is a 2-story clapboard house in the vernacular Victorian style. The house has a wraparound front porch which occupies half of the front facade. The house was constructed around 1900, and is 2,987 sq. ft. in size.

The property is identified as site #25 in the 1985 Historic Resources Survey that catalogued the structures in the Hampton Park historic District. The home features a two-story asymmetrical clapboard construction style, with a gable on the front which is shingled and contains a small window. The house has a polygonal tower with a turnet. The tower, as with the gable end, is shingled. The remainder of the structure's original siding has either been removed or covered by vinyl siding.

Based on the age of the building and architectural design and features, 410 W. Hampton Ave. is considered a contributing structure to the National Register Historic District-eligible Hampton Park Historic District. The property also contributes to the City-designated Hampton Park Historic Overlay District.

There have been no prior Design Review Board actions considered or taken with regard to this property.

SITE PHOTOS:



*Front Façade*



*Rear Façade, as viewed from southeast corner of lot*



*Existing deck to be removed and replaced*



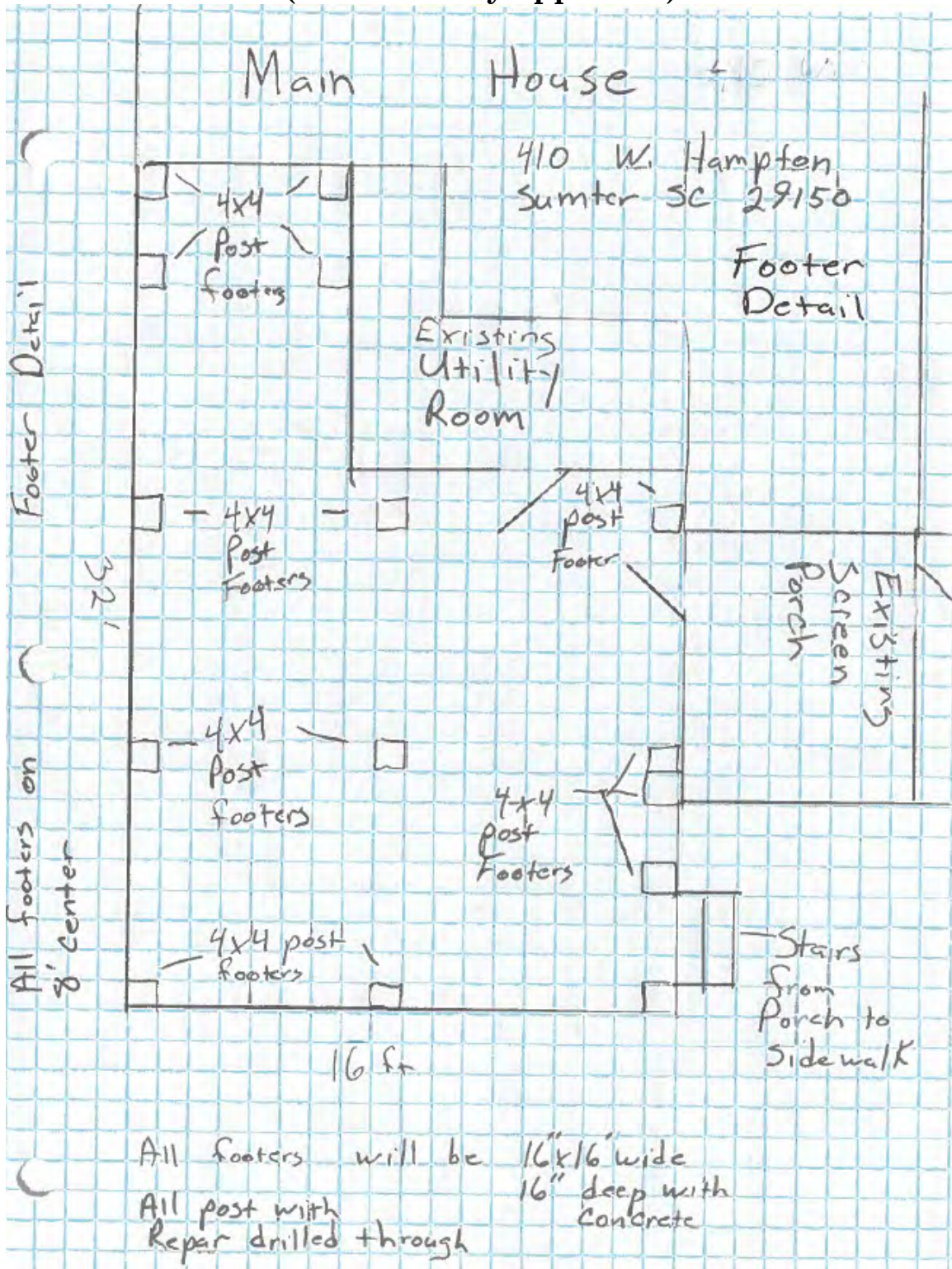
*Rear Façade, as viewed from southwest corner of lot*

### SCOPE OF WORK:

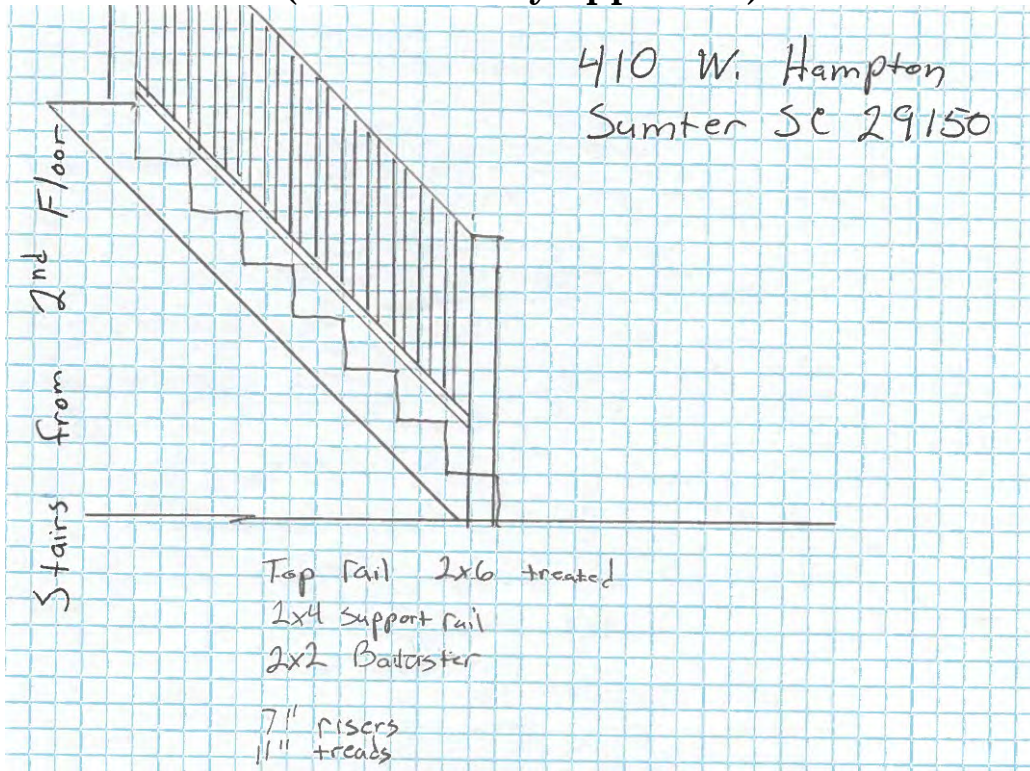
The following information describes the proposed changes and new construction.

- Demolish screened-in porch area and decking to install bracing for covered roof area.
- Demolish utility closet and move hot water heater
- Demolish existing deck and exterior access stair
- Install new columns and piers with concrete footers
- Reconstruct deck and exterior access stair
- Install new screened porch area
- Construct new utility closet

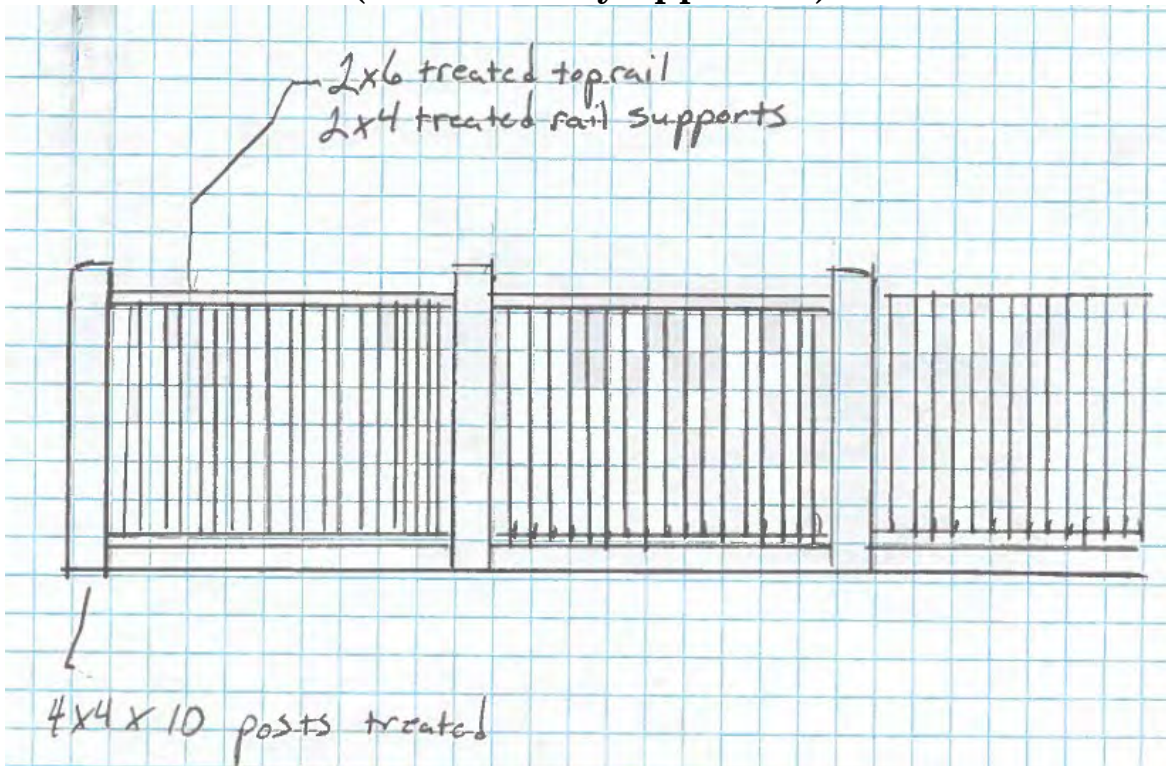
**Proposed 2<sup>nd</sup> Floor Access Stair Configuration and details  
(submitted by applicant)**



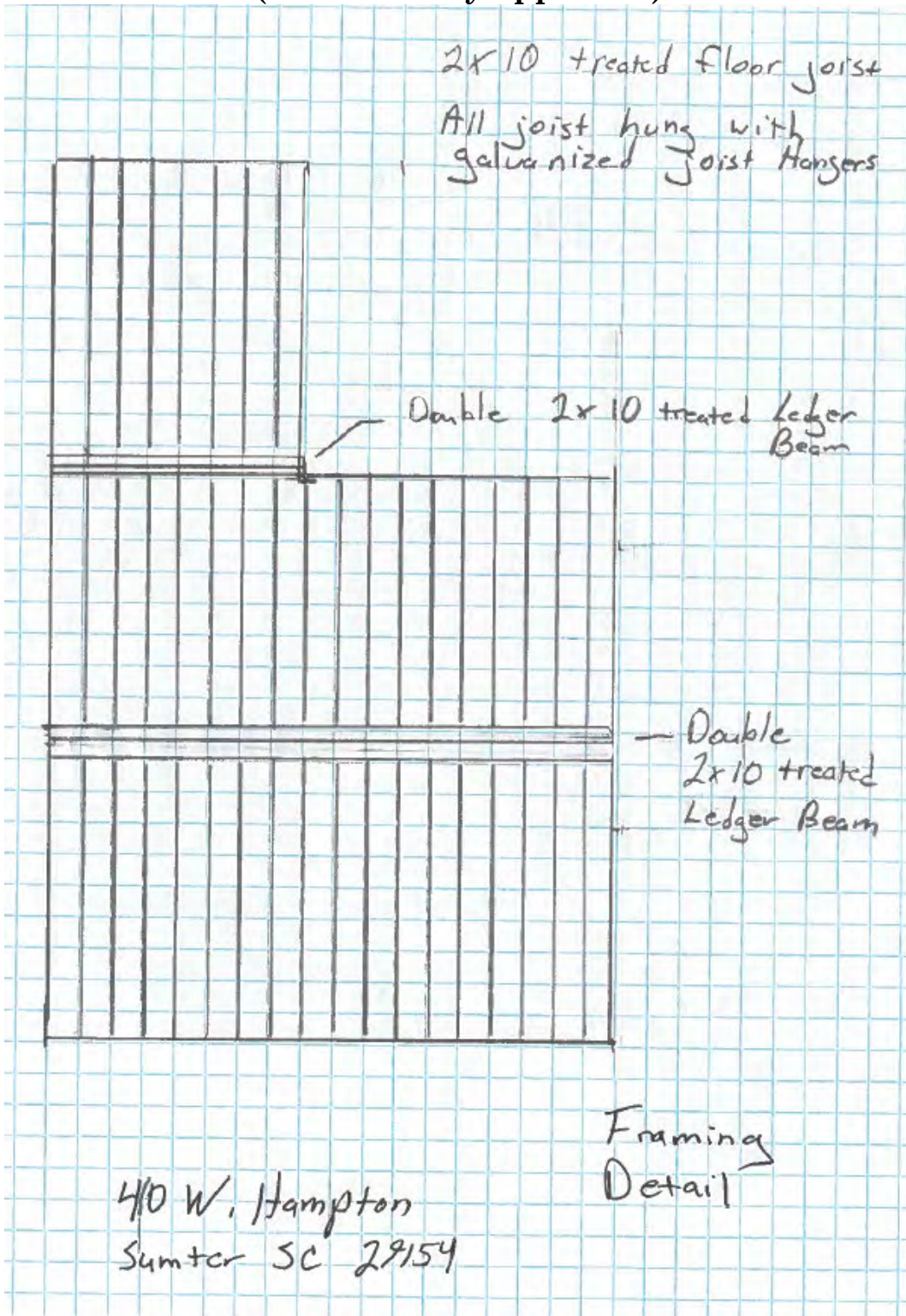
**Proposed 2<sup>nd</sup> Floor Access Stair Configuration and details  
(submitted by applicant)**



**Proposed Deck Railing Configuration and Details  
(submitted by applicant)**



**Proposed Deck Surface  
(submitted by applicant)**



## Colors

The applicant is proposing to use pressure treated exterior-grade natural lumber, with no paint or stain applied. The existing deck, stairs, and screened porch are unstained and unpainted. The existing handrails on the stairs appear to have been painted black at one time.

## DESIGN REVIEW:

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

### **4.9 Porches**

#### *A. Retain and Repair Original Porch Elements and Materials.*

- *Preserve and maintain original porch elements including floors, beadboard ceilings, columns and supports, pilasters, railings, steps, lattice, and decorative trim.*
- *Remove inappropriate materials such as open-riser stairs, metal porch supports, decking used as porch flooring, and inappropriately installed lattice panels.*
- *Repair the deteriorated portions of an element rather than replacing an entire structure.*
- *Consider epoxy consolidants to rebuild deteriorated elements.*

#### *A. Replace Deteriorated or Missing Porch Elements and Materials In-Kind.*

- *Replace deteriorated or missing features with materials compatible with the original in size and shape, detail and dimension, color and texture.*
- *Choose proper replacement columns or supports for the style of the house, based on existing evidence or historical information.*
- *Replace deteriorated wood columns with new wood columns or composite columns that resemble wood. Metal or aluminum columns are not appropriate for elevations visible from the public right-of-way.*
- *Replace missing porch railings and balusters with traditional designs with appropriate dimensions.*
- *Replace deteriorated wood porch floors with traditional tongue and groove floors if possible. Composite tongue and groove flooring may be an appropriate alternative.*
- *Replace deteriorated or missing porch stairs with closed-riser stairs of materials matching the original. Use simple handrails made of wood in a simple design.*

#### *C. Preserve and Retain Original Porch Configuration*

- *Retain the open quality of porches, especially those on the front or on a prominent elevation*
- *Design porch enclosures in a manner that will not obscure, damage, or destroy character-defining features.*

### **Staff Analysis:**

The applicant's proposed scope of work involves removal and general reconstruction of the screened porch, deck, and 2<sup>nd</sup> floor exterior access staircase. The project's location directly on the rear elevation of the residence is minimally visible from the public right-of-way.

This proposed course of action is consistent with the Design Guidelines, and represents an effort to stabilize the rear porch and deck as a whole.

### III. STAFF RECOMMENDATION:

Staff recommends **approval** of this request.

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

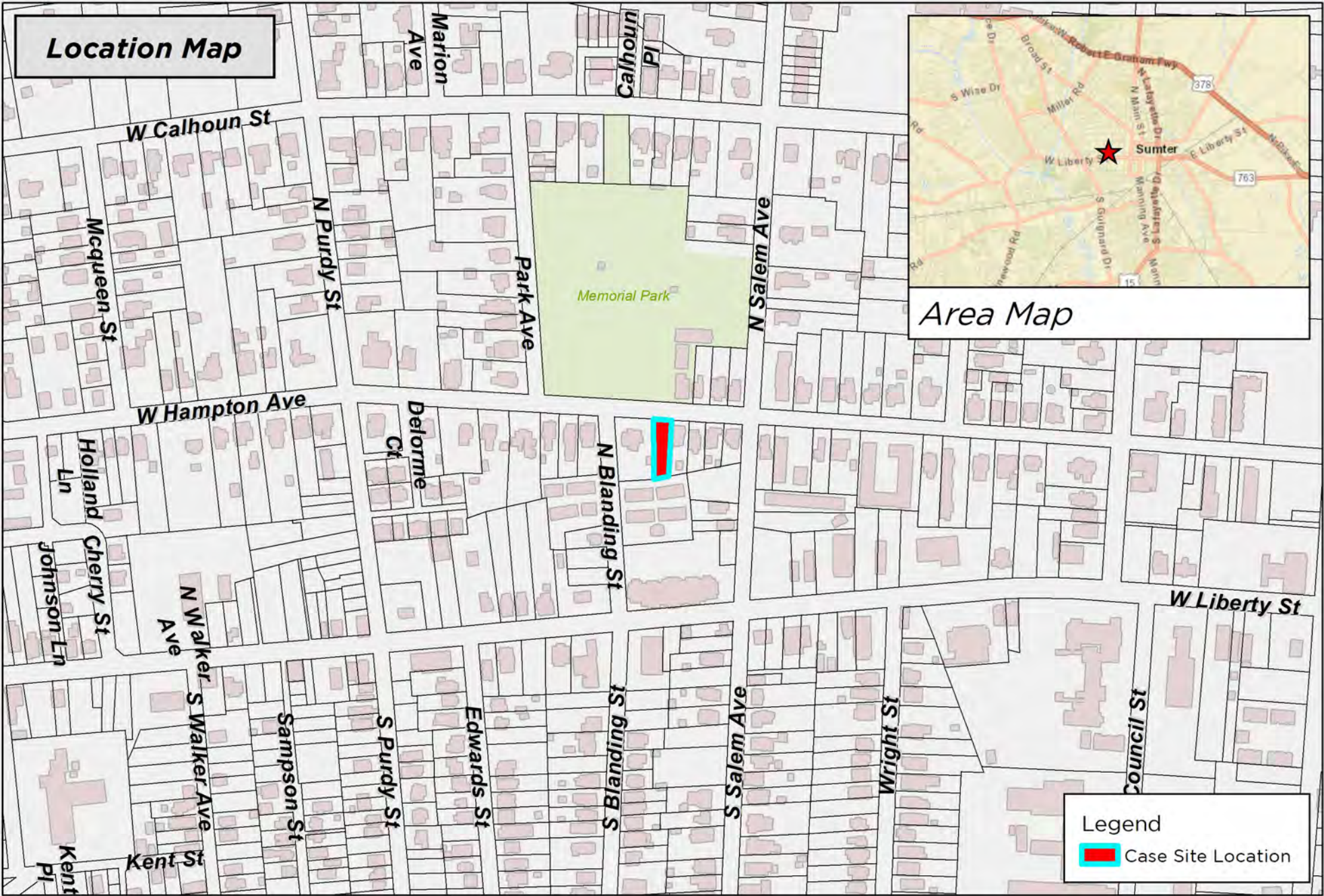
### IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-22-09 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-22-09
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.


### V. DESIGN REVIEW BOARD – JULY 28, 2022



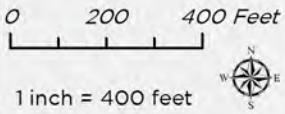
# Location Map



# Area Map

**Legend**  
 Case Site Location

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HP-22-09  
 410 W Hampton Ave, Sumter, SC 29150  
 Tax Map # 228-11-04-002