

City of Sumter Historic Preservation Design Review

October 24, 2024

HP-24-14, 26 Harby St. (City)

I. THE REQUEST

Applicant: Justin B. Scott

Status of the Applicant: Authorized Agent for Property Owner

Request: Request for Design Review approval to construct an access ramp at the side of the front porch.

Location: 26 Harby St.

Present Use/Zoning: Single-Family Residential / Residential-6 (R-6)

Tax Map Reference: 228-11-02-031

Adjacent Property Land Use and Zoning: North –Residential / Residential-6 (R-6)
South –Residential / Residential-6, (R-6)
East – Residential / Residential-6 (R-6)
West – Residential / Residential-6 (R-6)

II. BACKGROUND

26 Harby St., shown in the photo to the right, is a single-family residential dwelling owned by Katherine Richardson.

The applicant intends to construct an access ramp with one platform/turnaround at the side of the front porch, as the house does not have an at-grade entrance.



ARCHITECTURAL/HISTORIC CONTEXT:

According to the Sumter County Assessor's Office, the property's existing single-family residence was constructed sometime around 1910. Based on the 1985 Historic Resources Survey, the residence is a two-story weatherboarded residence with a hipped roof, 1 story porch with exposed rafters supported by paired wood posts set on brick piers, and a thin slat balustrade. The home has a central entrance with transom and 15/1 flanking windows. The home has a gabled pediment with vertical brackets and a small shed roof dormer on the front roofline. The porch wraps the left side of the home.

It is a contributing structure to the fabric of the Hampton Park Historic District based both on its age and architectural details.

Previous design review approval was granted to this property via HP-24-04 to construct a one-story screened porch addition to the rear of the residence.

SCOPE OF WORK:

The applicant proposes to perform the following work:

- Construct an accessible wheelchair ramp with one platform/turnaround on the north side of the front porch.

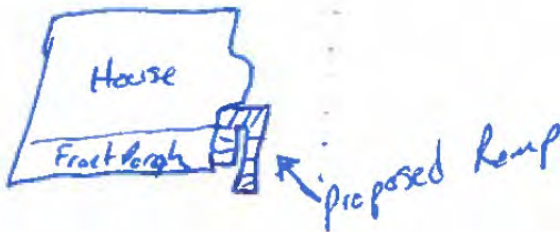


Figure 1 – Diagram of proposed ramp placement
(submitted with application)



Figure 2 - Example of sensitive access ramp design
(from *Sumter Design Review Guidelines*)



Figure 3 - Parcel Diagram with location of ramp noted

DESIGN REVIEW:

The proposed work requires design review approval beforehand. The *Design Review Guidelines Manual* states:

5.3 Driveways, Walkways, and Ramps

- C. *Minimize the visual effect of access ramps.*
 - *Design access ramps to have a minimal visual effect on the building and/or setting.*
 - *Locate handicap ramps on rear or the least visible side elevation, where possible.*
 - *Avoid locating handicap ramps on the front elevation.*
 - *Use materials that are compatible with the existing materials of the building.*
 - *Design access ramps so not to damage historic features and to be reversible.*

Staff Analysis:

The applicant proposes to construct an accessible wheelchair ramp with one platform/turnaround on the north side of the front porch. The ramp is proposed to be constructed of pressure treated wood.

Access ramps are sometimes needed when a house does not have an at-grade entrance. Ramps can be added in a sensitive manner that retains the historic and architectural character of a building.

Installation of the ramp will require removal of a section of the existing porch railing. Staff recommends that the applicant use the gentlest means possible to remove the railing section and retain the material to enable future re-installation if/when the ramp is removed.

Finally, while the material proposed for the ramp is pressure-treated wood, staff recommends that the railings of the ramp be painted to match the railings on the front porch (white).

III. STAFF RECOMMENDATION

The proposed ramp meets the Design Review Guidelines, and will be a simple and unobtrusive design relative to the single-family residential dwelling on the parcel.

Staff is **supportive** of this request, subject to the conditions noted below:

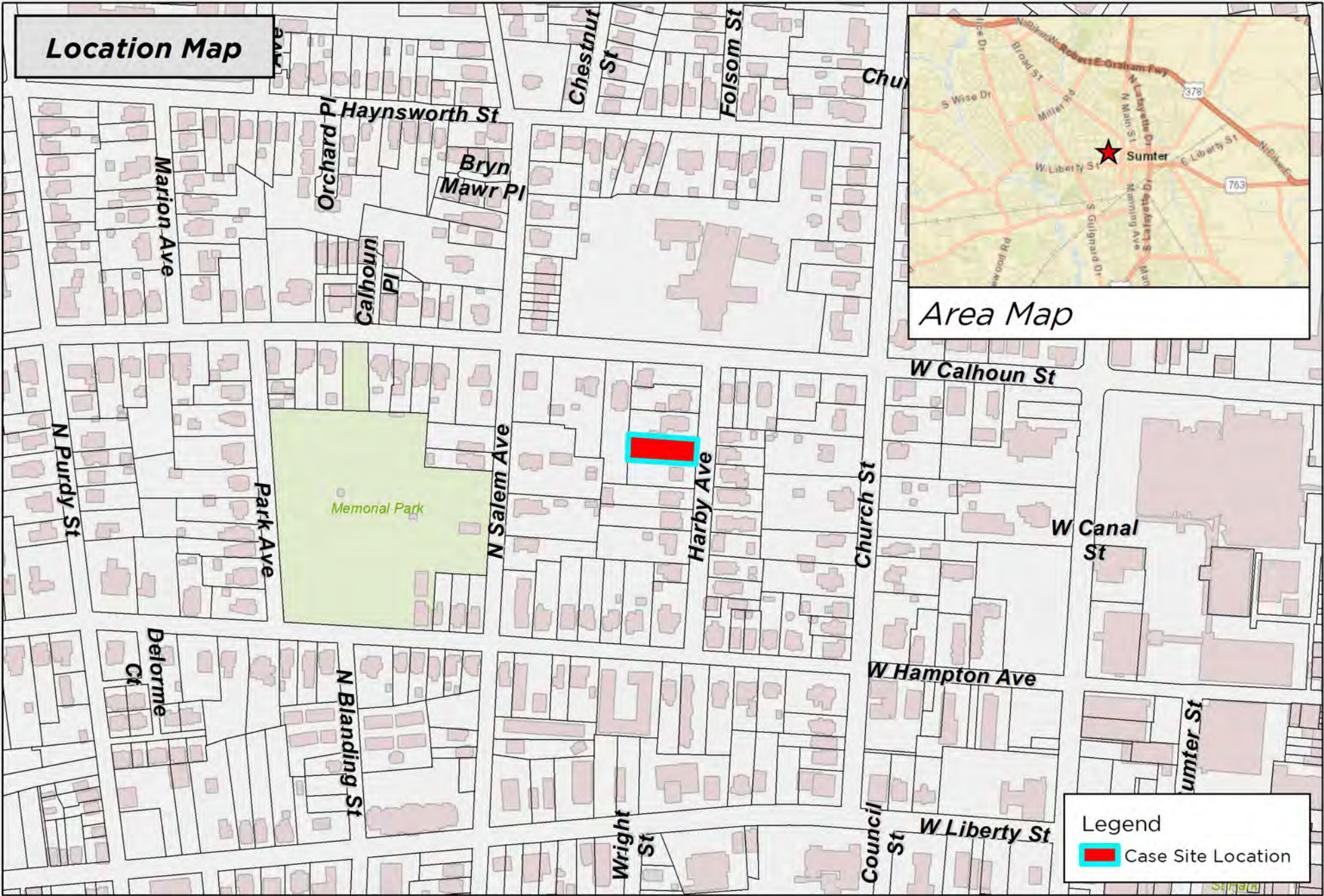
1. Use gentlest means possible to remove the railing section and retain the materials to allow future re-installation if/when the ramp is removed.
2. Paint ramp railings white to match railing color on front porch.

IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board **approve** HP-24-14 in accordance with the materials, photographs, construction details submitted and staff recommendation referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2) I move the City of Sumter Design Review Board **deny** HP-24-14.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.


V. DESIGN REVIEW BOARD – October 24, 2024

Location Map

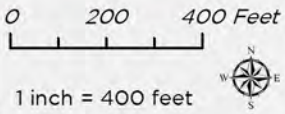


Area Map

Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
 Copyright 2024
 Date: 10/4/2024
 User Name: crobbins
 Document Name: HP-24-14



HP-24-14
 26 Harby Ave, Sumter, SC 29150
 Tax Map # 228-11-02-031