



HISTORIC PRESERVATION DESIGN REVIEW

Minutes of the Meeting

February 27, 2020

ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on Thursday, February 27, 2020, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Five board members – Ms. Vivian Sharp; Mr. William Buxton; Ms. Heidi Burkett; Ms. Julie Herlong and Ms. Jean Whitaker were present.

Staff members present were: Ms. Helen Roodman, Mr. Daniel Crum, Mr. Jeff Derwort and Ms. Kellie Chapman

The meeting was called to order at 4:30 p.m. by Ms. Julie Herlong.

MINUTES

Ms. Julie Herlong asked the Board to accept the revised agenda to move the Election of Officers to the end of the meeting. Mr. William Buxton made a motion to approve the revised agenda. The motion was seconded by Ms. Vivian Sharp and carried a unanimous vote.

Ms. Vivian Sharp made a motion to approve the minutes of the November 21, 2019 meeting as written. The motion was seconded by Ms. Heidi Burkett and carried a unanimous vote.

NEW BUSINESS

Mr. William Buxton recused himself from this request.

HP-20-01, 428 W. Hampton St. (City) was presented by Mr. Jeff Derwort. The Committee reviewed this request for Historic Preservation Design Review approval for renovations to include partial demolition and reconstruction/repair of the roof, repair or replacement of windows, siding, chimney, balusters and the addition of two rear entrances in order to convert the existing structure into a duplex.

Mr. Derwort stated the dwelling was constructed in 1881. The building is a rectangular plan with cross gable roof.

The house has three bays with 4 over 4 double hung windows with louvered shutters flanking the porch. There is a single door entrance with sidelights and a transom with wide gabled portico across the central portion of the façade.

Mr. Derwort added the following exterior changes are proposed:

Front Façade –

1. Repair existing paired 4 over 4 windows.
2. Repair roof with black architectural shingle.
3. Replace metal roof with similar metal roof.
4. Repair louvered shutters and paint.
5. Pressure wash brick foundation and repair/repaint where necessary. Add foundation vents – this applies to entire structure.
6. Repair and replace missing baluster pieces on front porch.
7. Build new brick stairs to front porch.
8. Clean, repair and repaint wood siding. Color to be SW 9135 Whirlpool.

West Elevation

1. Repair existing paired 4 over 4 windows
2. In area of new construction/rehabilitation,
3. New windows as shown – 4 over 4
 - a. Wooden siding profile and color to match front façade.
 - b. New roofline – hipped roof with 6:12 pitch. Black architectural shingles.

Rear Elevation

1. New windows as shown 4 over 4
2. Wooden siding profile and color to match front façade.
3. Two new entry rear doors. One for each dwelling unit.
4. New roofline – hipped roof with 6:12 pitch. Black architectural shingles.

East Elevation

1. Repair existing paired 4 over 4 windows
2. Chimney to be cleaned, repaired and repointed.
3. In areas of new construction/rehabilitation,
 - a. New windows as shown in elevation – 4 over 4
 - b. Wooden siding profile and color to match

front façade.

- c. New roofline – hipped roof with 6:12 pitch. Black architectural shingles.

Mr. Chris Green, Mr. Lee Chapman, and Mr. Ernest Green were present to speak on behalf of this request.

After some discussion, Ms. Vivian Sharp made a motion to approve the partial demolition and reconstruction/repair of the roof, repair or replacement of windows, siding, chimney, balusters and the addition of two rear entrances in order to convert the existing structure into a duplex in accordance with the materials, photographs, and construction details submitted based on compliance with Design Review Guidelines. The Design Review Committee deferred color palette approval pending physical samples. The motion was seconded by Ms. Heidi Burkett and carried a unanimous vote.

HP-20-02, 100 W. Liberty St. (City) was presented by Mr. Daniel Crum. The Committee reviewed the request for Historic Preservation Design Review approval for installation of an emergency exit door.

Mr. Crum stated the applicant is requesting historic district design review approval to install an emergency exit door on the eastern portion of the structure along S. Sumter St., which will accompany new interior renovations to accommodate two new tenants.

Mr. Crum added this work is required in order to comply with required building and life safety codes.

Mr. Mack Kolb was present to speak on behalf of the request.

After some discussion, Mr. William Buxton made a motion to approve this request in accordance with the materials, photographs, and construction details submitted based on compliance with Design Review Guidelines. The motion was seconded by Ms. Vivian Sharp and carried a unanimous vote.

HP-20-03, 438 W. Hampton St. (City) was presented by Mr. Daniel Crum. The Committee reviewed the request for Historic Preservation Design Review approval for the construction of a new single-family dwelling with attached rear garage.

Mr. Crum stated the applicant intends to utilize this property to construct a new single-family dwelling. The structure will be clad in vinyl siding and windows, black architectural shingles, with wooden porch columns and fixtures. The proposed structure is a simple, straightforward design that draws inspiration from elements of shotgun style houses.

Mr. Crum added due to the varied time of development for the homes on W. Hampton Ave., setbacks for other homes in the surrounding area are inconsistent, with several of the neighboring dwellings encroaching into setbacks areas, or over property lines. Front setbacks in this area vary from as little as approximately eight (8) ft. to nearly sixty (60) ft. The proposed 25 ft. setback is smaller than the 40-45 ft. setbacks for the adjacent structures. The proposed structure will be located eight (8) ft. from the eastern property line and will be located 25 ft. from the western property line to accommodate the driveway.

Mr. Crum mentioned the porch is lacking some finer design details found elsewhere in the district, such as bases and caps for the support columns. While the arrangement of the windows and doors on the front elevation are consistent with the rhythm and spacing found elsewhere in the district, the placement of windows elsewhere on the structure is less conventional. The window openings for the structure are configured to match the unconventional floor plan, and as a result are not uniform in location and spacing like other homes in the district. Surrounding homes have their windows more evenly distributed throughout the length of the structure.

Mr. Patrick Enzor was present to speak in favor of the request.

Mr. Jim Crawley, Ms. Marla Talley, Ms. Colleen Yates, and Mr. Paul Shivar were present to speak in opposition of the request.

After some discussion, Ms. Vivian Sharp made a motion to defer this request so that building plans could be modified to add additional architectural detailing and address window placement on the side facades to make sure the structure is more compatible with the District as a whole. The motion was seconded by Ms. Heidi Burkett and carried a unanimous vote.

OLD BUSINESS	None
ELECTION OF OFFICERS	<p>Ms. Julie Herlong accepted nominations for Chair for 2020. Mr. William Buxton nominated Ms. Julie Herlong, the nomination was seconded by Ms. Heidi Burkett and carried a unanimous vote.</p> <p>Ms. Julie Herlong accepted nominations for Co-Chair for 2020. Ms. Jean Whitaker nominated Mr. William Buxton, the nomination was seconded by Ms. Heidi Burkett and carried a unanimous vote.</p>
OTHER BUSINESS	Ms. Helen Roodman mentioned that once we are notified of the Historic Preservation training date and times we will pass along the information to each board member.
ADJOURNMENT	With no further business, Mr. William Buxton made a motion to adjourn the meeting at 5:55 p.m. The motion was seconded by Ms. Jean Whitaker and carried a unanimous vote.
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>