



HISTORIC PRESERVATION DESIGN REVIEW

June 23, 2011

HP-08-13 (Rev. 1), 315 W. Calhoun St. (317) (City)

The applicant is requesting Historic Preservation Design Review approval to amend the original approved plans (HP-08-13) for property located at 315 (317) W. Calhoun St. and represented by Tax Map # 228-06-03-070 (p).

Historic Preservation Design Review

June 23, 2011

HP-08-13 Revision 1, Calhoun Place (City)

I. THE REQUEST

Applicant: Susan Weston

Status of the Applicant: Property Owner/Developer

Request: Design Review for a Design proposed single-family detached dwellings.

Location: 315-317 W. Calhoun St./Calhoun Place

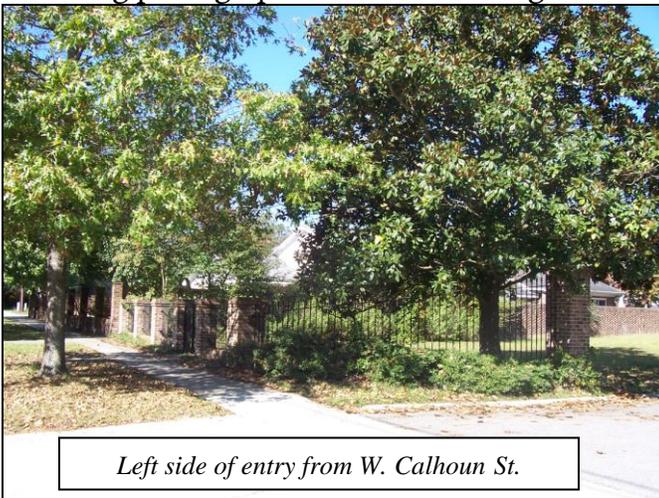
Present Use/Zoning: Residential/ Planned Development (PD)

Tax Map Reference: 2286-06-03-070

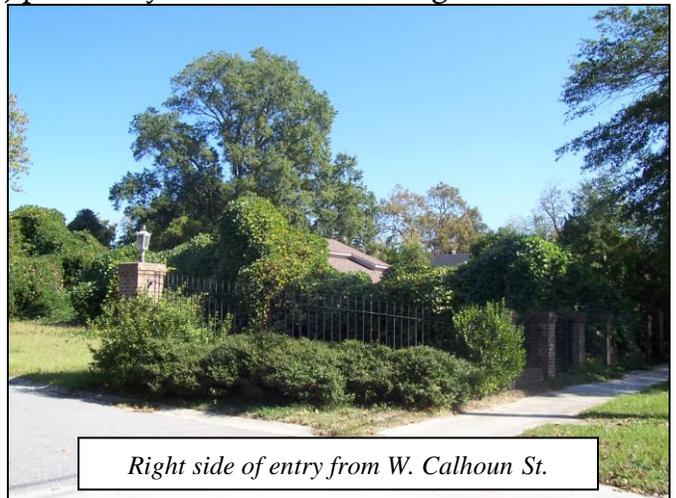
Adjacent Property Land Use and Zoning: North – Residential/Single-family Residential (R-6)
South – W. Calhoun St. & Residential/ Single-family Residential (R-9)
East – Residential/ Single-family Residential (R-9)
West – Office / Professional Office (PO)

II. BACKGROUND

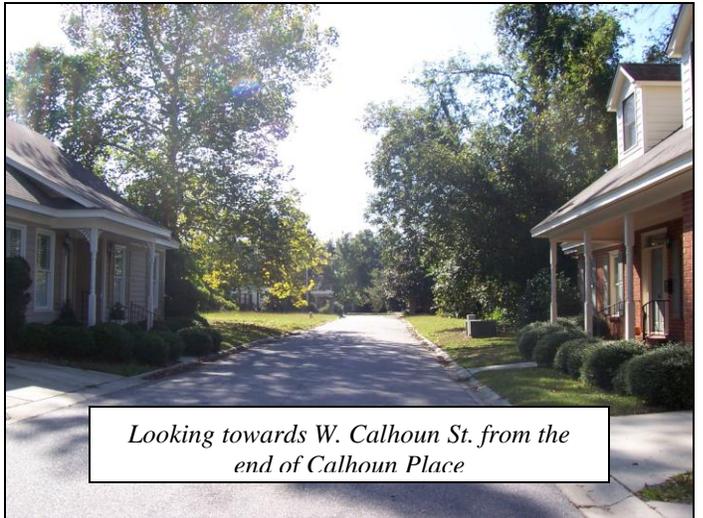
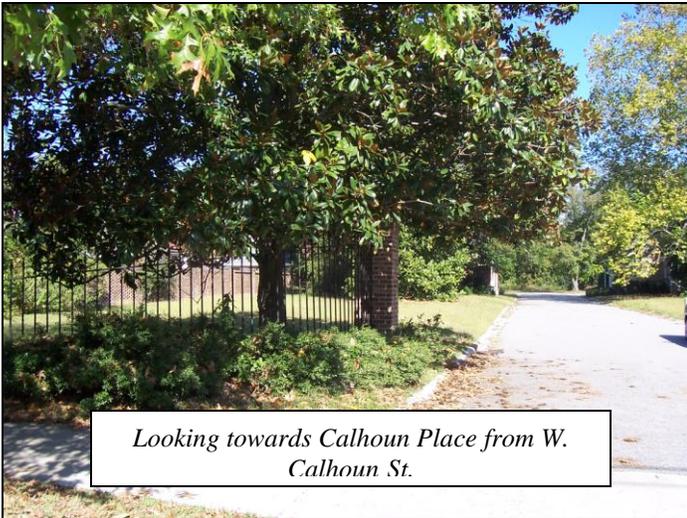
The applicant is requesting a Certificate of Appropriateness for an additional/alternate architectural design plan for one of four (4) single-family detached residential structures to be located along Calhoun Place off of W. Calhoun St. This property originally underwent HP Design Review approval for four (4) designs in 2008 and is a residential infill project within the Hampton Park Historic District. The following photographs show the existing site and two (2) previously constructed dwellings.



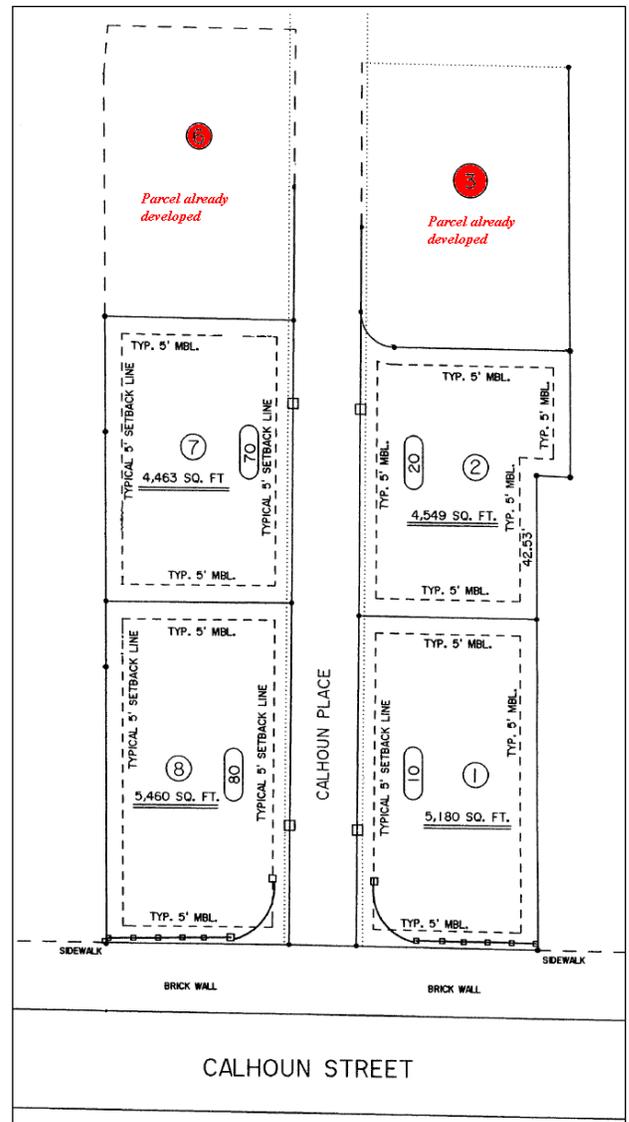
Left side of entry from W. Calhoun St.



Right side of entry from W. Calhoun St.



Under the original plan approved in 1991 the site was to be developed for 8 single-family detached units on their own parcels. Two of the original eight parcels were developed on lot #6 and lot #3 (shown below).



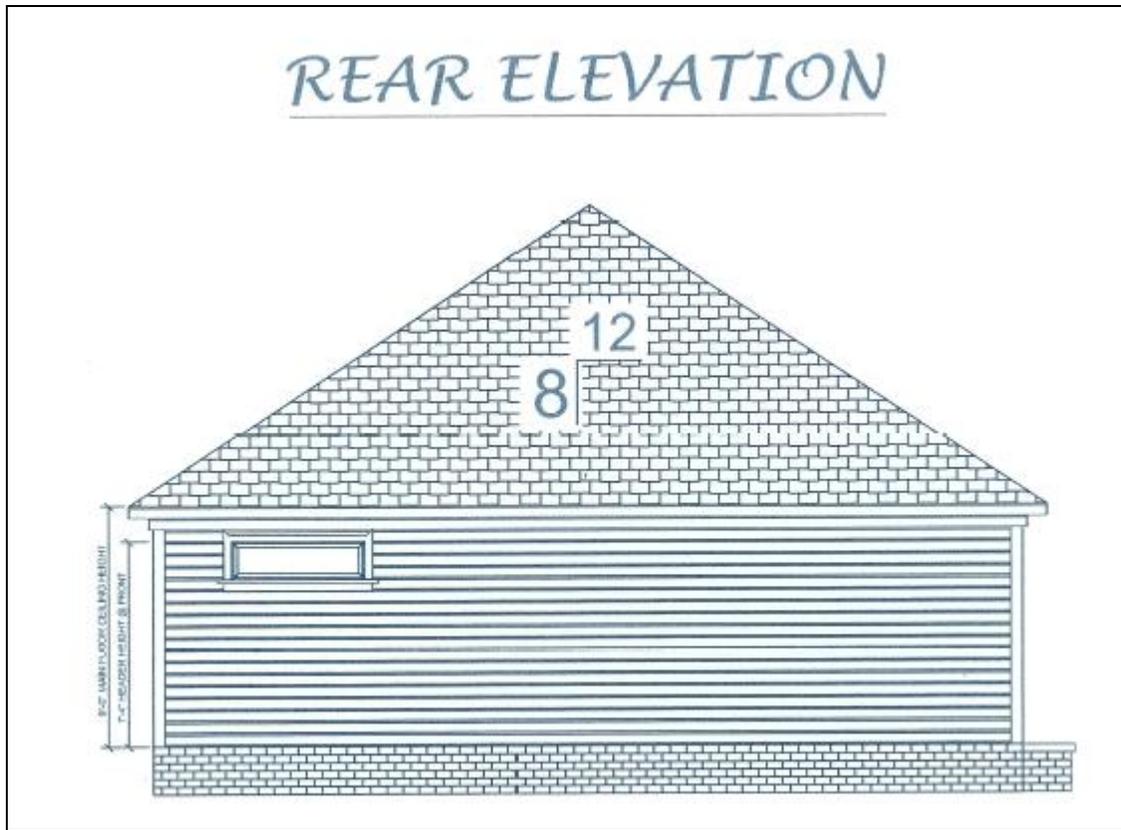
These two structures went through design review prior to the adoption of the current guidelines manual and more closely resemble contemporary residential structures found in a subdivision rather than in the Hampton Park District. Since the original development plan, new guidelines have been adopted that emphasize design standards more compatible with the existing character of Hampton Park.

The plat on the previous page and to the right shows how the remainder of the parcel has been subdivided. As a condition of the planned development, structures placed on lots #1 and 8 will be oriented towards W. Calhoun St. Each of the structures planned for this development have been selected in an effort to compliment the Hampton Park district while providing adequate floor area.

The following elevations show the primary facade and visible secondary façade for the proposed design under review.



The proposed structure has cross-gable ends with vertical and horizontal siding, 4-over-4 side by side window configuration, cottage-style shutters, traditional front door with transom and front/side wrap-around porch with Craftsman-style detailing in the brick pillars and battered columnar supports. Proposed roofing material will be black architectural shingles. The proposed siding will be fiber cement siding with embedded color in a green that is chosen from the approved residential palette. The foundations will be constructed of red brick on a crawlspace. The rear elevation shown on the next page continues with horizontal lap siding and features a single paned window on the left side.



The left side as shown below will be oriented towards Calhoun Place. It features a recessed screen-porch entrance and hipped roof. The more contemporary elements such as the attached garage will not be readily visible to passing traffic from W. Calhoun St. and the design is in keeping with the structures already in place on this City-owned street.



Because these proposed designs are different structures from those approved by the Historic Preservation Design Review Committee in the previous review of HP-08-13, Design Review approval is required prior to erecting structures.

The *Design Review Guidelines Manual* states:

NEW RESIDENTIAL CONSTRUCTION

#80) NEW CONSTRUCTION SHOULD BE OF ITS PERIOD AND HISTORIC REPRODUCTIONS SHOULD BE AVOIDED

Normally Required

- a. New construction in the residential area should be of its period. Historic reproductions should be avoided.

All proposed structures have been designed to be compatible with the district without being historical reproductions. Elements such as size and scale, roof forms, entry ways, porches and windows have been designed to transition smoothly from the existing buildings on lots #3 & 6 to blend with the neighborhood character of W. Calhoun St.

#82) NEW CONSTRUCTION SHOULD BE COMPATIBLE IN HEIGHT WITH ADJACENT BUILDINGS

Normally Required

- a. New construction should be compatible in height with adjacent structures. New construction should vary no more than 10% with the average building height along its block.

The structures along this stretch of W. Calhoun St. are 1 to 2 stories in height. The proposed structure falls within this height range.

#83) FOUNDATION HEIGHT FOR NEW CONSTRUCTION SHOULD BE COMPATIBLE WITH ADJACENT STRUCTURES

Normally Required

- a. New construction in residential areas must have foundation heights of at least one foot above grade on the primary facade. No building shall be constructed at grade in the historic areas.

The submitted renderings show the brick foundation is a minimum of 1 ft. in height on the primary and secondary façades.

#84) FLOOR TO CEILING HEIGHTS SHOULD BE COMPATIBLE WITH HISTORIC STRUCTURES

Normally Required

- a. New construction should be compatible with adjacent structures in floor to ceiling heights. Appropriate heights for new construction are eight feet to ten feet.

Based on submitted renderings and site visits, the proposed structures will be compatible with the adjacent structures. This structure will have a ceiling height of nine (9') feet.

#85) PRIMARY ENTRANCES MUST BE ORIENTED TOWARDS THE STREET

Normally Required

a. New buildings constructed in the residential areas of Sumter should have their main entrances located on the primary or street facades.

Lots #1 & 8 have primary façades oriented towards W. Calhoun St. while structures on the interior parcels are oriented towards Calhoun Place.

b. New buildings on corner lots may have entrances located on both street facades.

The corner lots have entrances on both façades.

#86) NEW CONSTRUCTION MUST HAVE SOME TYPE OF PORCH CONFIGURATION ON THE PRIMARY FACADE

Normally Required

a. New construction in residential areas should be built with porches on primary or street facades. The design, placement, and height of these porches should be in accordance with adjacent buildings along the block.

The proposed structure has porches on both the front and side façades that have been designed and placed to be compatible with buildings in the neighborhood.

b. Two-story porches are less desirable than one-story porches. Small decorative balconies should also be avoided on primary facades.

None are planned.

c. Porches should have depths of at least six feet and have simple columns and balusters.

Proposed porches on Lot#1 and #8 meet this requirement. This proposed design

#87) NEW CONSTRUCTION MUST MAINTAIN THE RHYTHM OF DOOR AND WINDOW OPENINGS ON PRIMARY FACADES

Normally Required

a. New construction must maintain the rhythm and spacing of window and door openings of adjacent historic residences.

The proposed structures maintain the rhythm and spacing of window and door openings as seen on adjacent single-family detached structures.

b. Primary facades shall not have blank walls or walls with only one door or window opening.

All primary façade walls have more than one door or window opening.

c. Window and door openings shall not exceed the height and width ratios of adjacent buildings by more than ten percent (10%).

Window and door opening sizes are compatible with the adjacent structures.

#88) NEW CONSTRUCTION SHOULD MAINTAIN THE RHYTHM AND SPATIAL DISTANCES

BETWEEN BUILDINGS

Normally Required

- a. Side yard setbacks for new construction should maintain the rhythm and spatial arrangements found along the street.

The setback spacing for this development is consistent with the structures already built on Calhoun Place. The two structures fronting on W. Calhoun St. will not be placed closer to the road than the existing brick and wrought iron fence flanking Calhoun Place.

#90) ROOF FORMS AND ORIENTATION SHOULD BE CONSISTENT WITH ADJACENT BUILDINGS

Normally Required

- a. Gable and hipped roof variations are appropriate roof forms for new construction. Flat or mansard roof forms should not be added in the residential areas.

All proposed roof forms are gabled or hipped. No flat or mansard roof forms are proposed.

- b. Roof slope ratio should be a minimum of 6:12 and a maximum of 12:12. Roof eaves should be a minimum of 8”.

Submitted plans meet this requirement.

- c. Roofs should be oriented with the ridge line parallel to the street. Gable front designs in the historic districts are not appropriate.

Proposed roof forms are in keeping with existing forms seen throughout the district.

#91) MATERIALS FOR NEW CONSTRUCTION SHOULD BE COMPATIBLE WITH HISTORIC MATERIALS

Recommended

- a. New construction should be of frame for most historic areas of Sumter. Blocks with a minimum ratio of one brick building for every two frame buildings are acceptable locations for new brick construction.

The proposed structures will be frame with fiber cement siding and brick foundations. None of the structures are proposed to be brick veneer.

- b. Exterior siding materials for frame buildings should be of weatherboard, clapboard or shiplap siding. Artificial sidings such as aluminum and vinyl should not be allowed.

The proposed fiber cement siding gives the appearance of clapboard siding but does not require the same amount of maintenance. Color shall be selected from the approved palette.

- d. Porch details such as columns and railings should be of wood or brick.

The proposed structure meets this requirement.

- e. Foundations may be of brick or concrete. If concrete blocks are used they should be painted or covered with stucco.

The proposed structures meet this requirement.

f. Acceptable roof materials are asphalt shingles and metal standing seam. Wood shingle roofs should not be added.

The proposed structures meet this requirement.

III. STAFF RECOMMENDATION

Staff recommends approval. The proposed structures generally meet the requirements set forth in the design review guidelines. This project represents a minor alteration from the previously-approved designs at Calhoun Place. Distinct from virtually all previous infill development in the District, this proposal makes a strong and successful effort to capture historic orientation and architectural elements of traditional early to mid-twentieth century cottages while the construction is clearly modern in style and would not be confused with historic structures.

IV. HISTORIC PRESERVATION – JUNE 23, 2011

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, June 23, 2011, voted to approve this request in accordance with the materials, photographs, and details submitted and referenced in the Staff.