



HISTORIC PRESERVATION DESIGN REVIEW

May 26, 2011

HP-11-14, 406 W. Calhoun St. (City)

The applicant is requesting Historic Preservation Design Review approval for a 10' x 16' storage shed to be placed at the rear of property located at 406 W. Calhoun St. and represented by Tax Map # 228-11-01-006.

Historic Preservation Design Review

May 26, 2011

HP-11-14, 406 W. Calhoun St. (City)

I. THE REQUEST

Applicant: Jason Adams

Status of the Applicant: Property Owner

Request: Design Review of backyard accessory building

Location: 406 W. Calhoun St., Sumter

Present Use/Zoning: Residential single family R-9/HD

Tax Map Reference: 228-11-01-006

Adjacent Property Land Use and Zoning: North – Residential Single Family R-6/HD
South – Residential Single Family R-9/HD
East – Residential Single Family R-9/HD
West – Residential Single Family R-9/HD

II. BACKGROUND

The applicant is requesting Historic Preservation Design Review approval to place an accessory structure to be used for storage in the rear yard of his property.

Historic Context

The residence at 406 W. Calhoun St. is located within the Hampton Park Historic District and was not recorded in the 1980 Inventory. It was not considered eligible for the National Register at the time; the County Tax records list the construction date as 1926 with major improvements in 1948. It was originally a 1 ½-story frame cottage crafted with elements of the Cotswold, Tudor Revival, and Craftsman styles, distinguished primarily by archways and brick cladding, exposed rafter tails, and a sloped gable roof that has been extended under the eaves to construct a full second story. The expansions are covered in English-style stucco and framed with painted timbers to match the Cotswold-style inset detailing at the center front gable. In addition, some work was done to the exterior on the ground floor, to include the removal of an original arched door on the right front façade, the installation of solid stucco walls and windows along the rear in an originally open, partially screened



porch, and an enclosed porch addition on the western elevation. The woodwork is painted taupe and the house has modern black louvered shutters on some of the windows. Finally, the house has metal awnings over some of the windows and over the front porch painted to match the wood detailing.



It is interesting to note that while these improvements were not considered sympathetic to the structure, enough time has passed that the upper story expansion and enclosed porches could be classified as historic as they are typical of mid-twentieth century improvements often made to the partial second story of these cottages and they do echo the eclectic style of the structure in a manner that is true to their period. An example of this would be the exposed rafter tails, mid-century arched brick details that complement rather than copy the earlier style, and stucco enclosures in some of the archways.



In addition, much of the original fabric remains, including six-over-six sash windows, curvilinear arched brick detailing, and an especially fine example of the archetypal Cotswold arched front door of wide wood planking finished with iron clavos (nail heads). As the house blends well with the eclectic nature of the neighborhood and has undergone no major subsequent changes, it could be considered a contributing structure when a new Inventory is taken.

The parcel also contains an open shed in the rear yard, and there is a white picket fence that encloses the garden area immediately behind the home.

The Request

The property owner has installed a storage building in the rear yard, in conformity with required setbacks, and only visible from the immediately adjacent properties. The storage building is a single-story wood frame building with gambrel roof, vertical channel rustic



wood siding, and vinyl clad windows. Presently the building is stained a natural finish to protect it from the weather.

The *Design Review Guidelines Manual* states:

#79) MAINTAIN AND PRESERVE ORIGINAL OUTBUILDINGS

Recommended

- a. **Original outbuildings such as sheds and garages should be maintained and preserved.**
- b. **Repair and replacement of original elements and details should follow residential guidelines.**

There are no original outbuildings left on the property. However, the general application of residential guidelines as stated in this section is appropriate to this structure. The moderately-sized shed is residential in scale and construction, was assembled on-site and rests on piers. The property owners have indicated that although the structure is stained and that is their preference, they would consider painting the building to match their residence. Also, they eventually plan to enclose the foundation with brick to match the home.

Although the storage building is modern in appearance, elements of its style are present in Craftsman and Colonial Revival architecture which is contemporary with the period of the house and is represented in the neighborhood. Vertical channel rustic style siding is typical of early twentieth-century sheds and outbuildings. It may be painted or left to weather unfinished; it was not typical to stain exterior wood a natural color during the period of this home or that of most of the homes in the neighborhood.

#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.**

New construction in historic residential areas should be of its period and direct replication of historic designs should be avoided. Successful new construction in historic residential areas repeats the basic design elements inherent in the district but creates different forms of expression. Direct reproductions are discouraged since they may cause observers to confuse a new building for a historic building.

As has been described, the storage building is clearly modern in construction and style, but does repeat basic design elements observed in early twentieth century buildings in the district. It should not be mistaken for a historic shed or outbuilding.

#89) SETBACKS FOR NEW CONSTRUCTION SHOULD BE CONSISTENT WITH ADJACENT STRUCTURES

Normally Required

- a. **New construction should conform with the minimum zoning requirements for setback on a lot and be compatible with the setbacks of adjacent structures.**

This accessory structure conforms with minimum setbacks in the district and is compatible with the setbacks of adjacent structures, being approximately 5' from the side lot line and more than 20' from the rear lot line.



#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.
- 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.
- c. Buildings of brick construction should be compatible with historic brick buildings in width of the mortar joints, size and scale of the bricks, color, and texture.
- d. Porch details such as columns and railings should be of wood or brick.
- e. Foundations may be of brick or concrete. If concrete blocks are used they should be painted or covered with stucco.
- f. Acceptable roof materials are asphalt shingles and metal standing seam. Wood shingle roofs should not be added.

The shed is of wood frame construction, with wood siding seen in outbuildings of the period, and asphalt shingled roof.

III. STAFF RECOMMENDATION

The new outbuilding is not visible from the public ROW, as is evident from the amount of landscaping in the side and rear yard in the aerial photo on the previous page. However, it is visible from neighboring properties and its present appearance is not in accordance with the guidelines as it does complement its surroundings. Nonetheless, the architectural style of the building is in accordance with the early-to-mid-twentieth century architecture found in the neighborhood, and it is a wooden building that was constructed on-site, not a manufactured shell building that was delivered and set up. It could be finished in a way to be more compatible with its setting.

Therefore, staff recommends approval with the condition that the structure be painted to complement the home and its surroundings in a palette based on the photos below, which are of the brick and wood trim present on the residence and the existing open shed. Incidentally, the taupe color is also used on the



neighboring residential outbuilding on the parcel immediately adjacent to this structure, visible in the photo on page two of this report.

IV: DRAFT MOTIONS

I move that the Sumter Historic Preservation Design Review Committee approve HP-11-14 with the condition that the structure be painted in colors that complement the residence, namely the tonal red brick and taupe wood trim, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.

I move that the Sumter Historic Preservation Design Review Committee deny HP-11-14.

I move that the Sumter Historic Preservation Design Review Committee enter an alternate motion.

V. HISTORIC PRESERVATION – MAY 26, 2011

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, May 26, 2011, voted to approve this request in accordance with the materials, photographs, and details submitted and referenced in the Staff Report with the condition that the building be painted colors that will match the stucco and trim of the house.