

City of Sumter Design Review Board

December 15, 2022

HP-22-20, 20 Calhoun Place.

I. THE REQUEST

Applicant:	Dennis Kern
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Request for Design Review approval for construction of a two-story, 1,800 sq. ft. single family residence with attached two-car garage.
Location:	20 Calhoun Place
Present Use/Zoning:	Residential / PD
Tax Map Reference:	228-81-01-002
Adjacent Property Land Use and Zoning:	North – Single-Family Residence / PD South – Single-Family Residence / PD East – Single-Family Residence / R-6 West – Vacant / PD

II. BACKGROUND

The applicant is requesting Design Review Approval for an 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 received HP Design Review approval in 2008 (HP-08-13) with four (4) unique but complementary designs identified for the four (4) lots to be developed. The request was later amended and approved for alternate designs for the parcels located at 10 and 80 Calhoun Pl. via separate actions.

The development is a residential infill



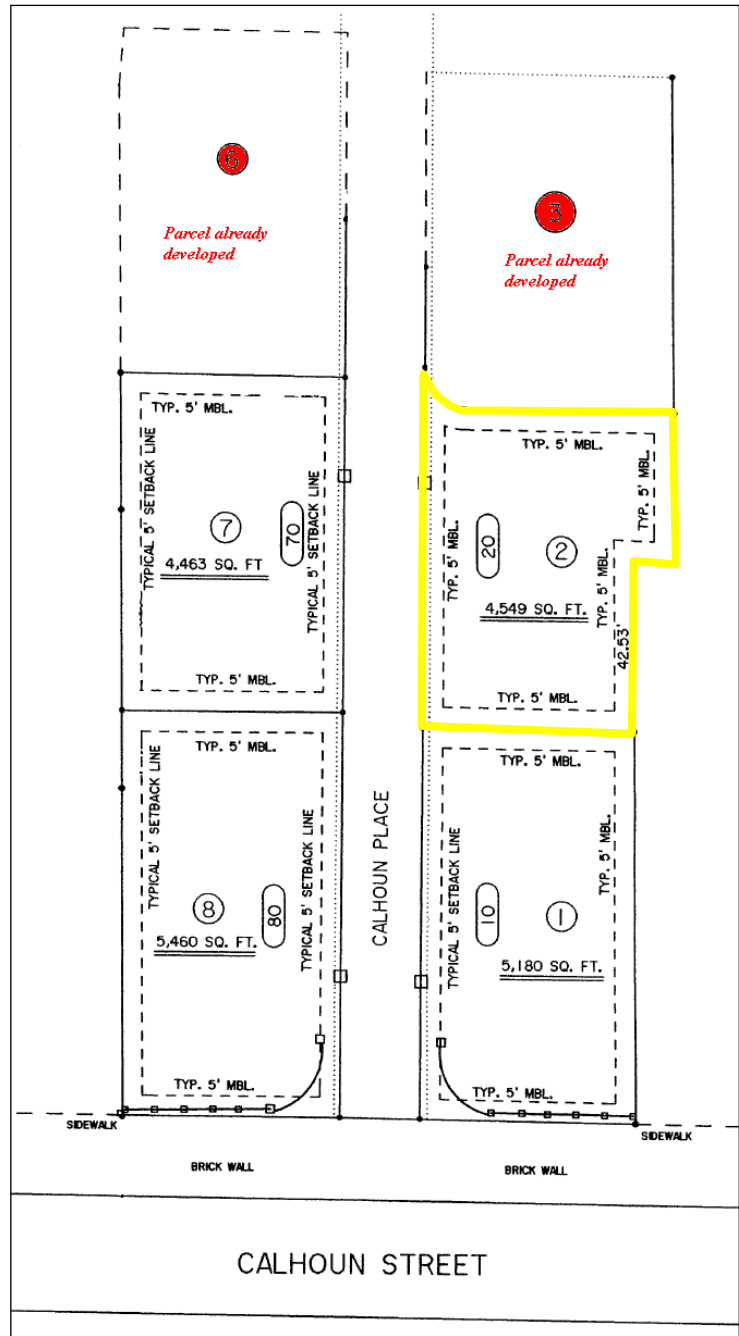
project within the Hampton Park Historic District.

ARCHITECTURAL/HISTORIC CONTEXT:

Under a plan approved in 1991, the property formerly known as 315 W. Calhoun St. was to be developed for 8 single-family detached units, each on its own parcel. 2 of the original 8 parcels, located at the rear of the site, were developed prior to the adoption of the current design guidelines manual and more closely resemble contemporary residential structures commonly found in new subdivisions rather than in the Hampton Park Historic District.

Since approval of the 1991 development plan, updated guidelines were adopted that emphasize design standards more compatible with the existing character of Hampton Park. The third and fourth residences constructed in the development, in 2008 via HP-08-13 and in 2021 respectively, were based on alternate designs to those approved in 1991 that were more compatible in architectural character and context to the Hampton Park District. (HP-08-13 for 10 Calhoun Pl. and HP-21-09 for 80 Calhoun Pl.)

The site plan to the right shows how the remainder of the parcel was subdivided following construction of the two residences at the rear of the site. This request is for Lot #2 (highlighted in yellow). Each of the architectural designs planned for this development have been selected in an effort to compliment the Hampton Park district while providing adequate floor area.



There are no contributing structures to the National Register Historic District-eligible Hampton Park Historic District or City-designated Hampton Park Historic Overlay District currently on the site.

SITE PHOTOS:

The following photographs show the previously constructed adjacent dwellings located at 10 and 80 Calhoun Pl.



Site Front (west) as viewed from Calhoun Pl.



Site as viewed from public right-of-way on W. Calhoun St.



Site as viewed from southeast (rear) corner



Site as viewed from northeast (rear) corner



View toward W. Calhoun St. from end of Calhoun Pl.



View from W. Calhoun St. toward rear of development.



Existing residence at 80 Calhoun Pl.



Existing residence at 10 Calhoun Pl.



Existing residence at 60 Calhoun Pl.

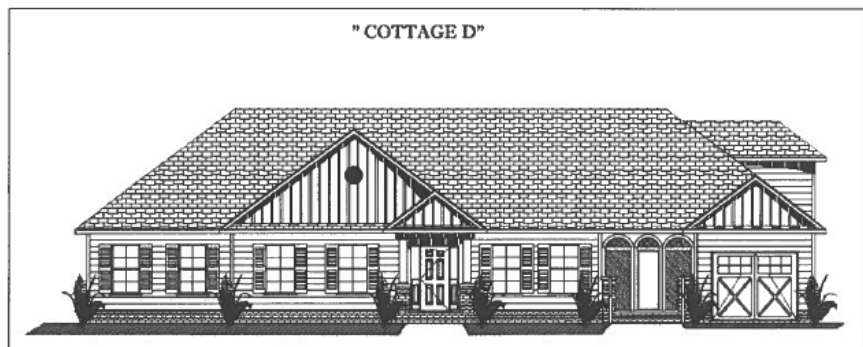
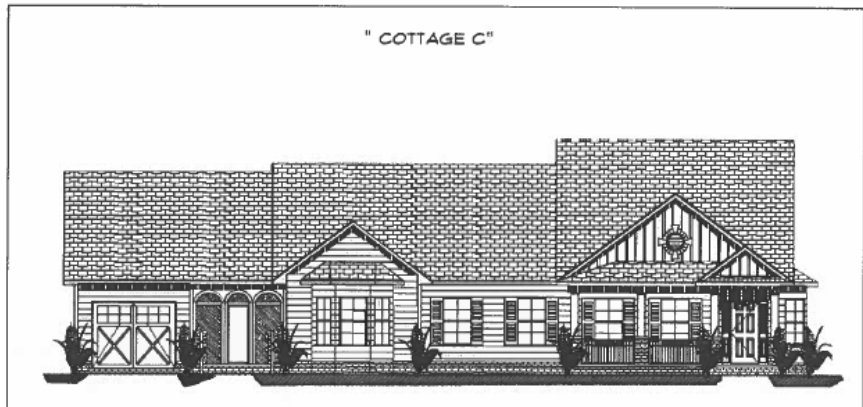


Existing residence at 30 Calhoun Pl.

Original Design Approval

The following elevations shows the primary façade alternatives for Lots #2 and #7 (20 Calhoun Pl. and 40 Calhoun Pl.), as originally approved under HP-08-13.

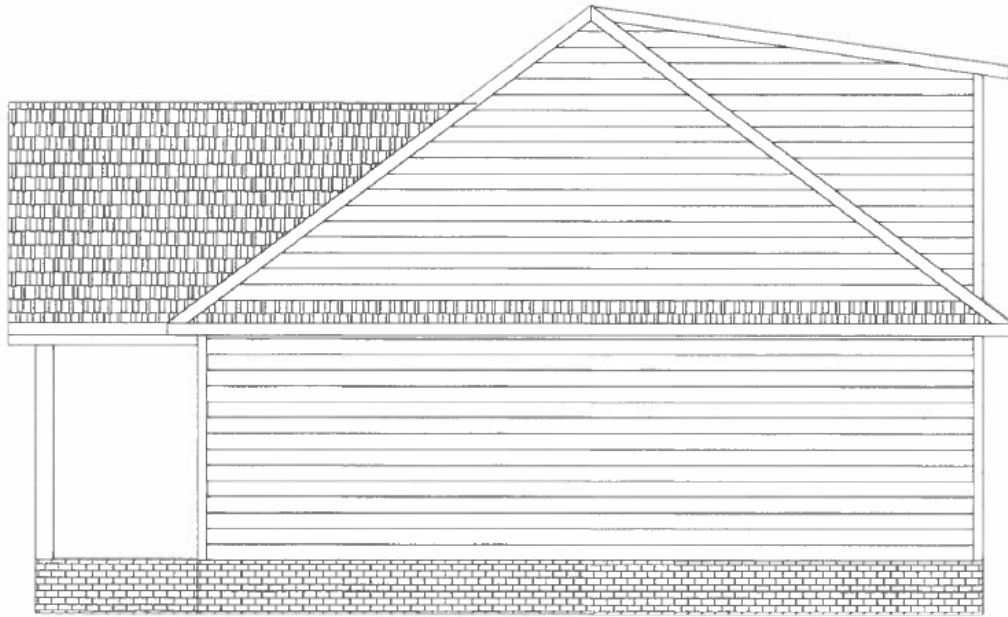
The current designs, denoted as “Cottage C” and “Cottage D” that were approved for 20 Calhoun Place are a more contemporary design that draws characteristics from the Hampton Park district, such as 4 over 4 sash windows, roof forms, and siding.



Proposed Design



The **front elevation (above)** proposed structure has open gable ends on the sides with a perpendicular open gable front porch, four 6-over-6 windows, and a front door and front porch with four column supports. The front elevation also includes a two-car garage with a single garage door. Proposed roofing material will be black architectural shingles. The proposed siding will be shiplap painted white (*Pure White* or *Presidential White*), and the foundation will be constructed of red brick (*Queen Tobacco Road*).

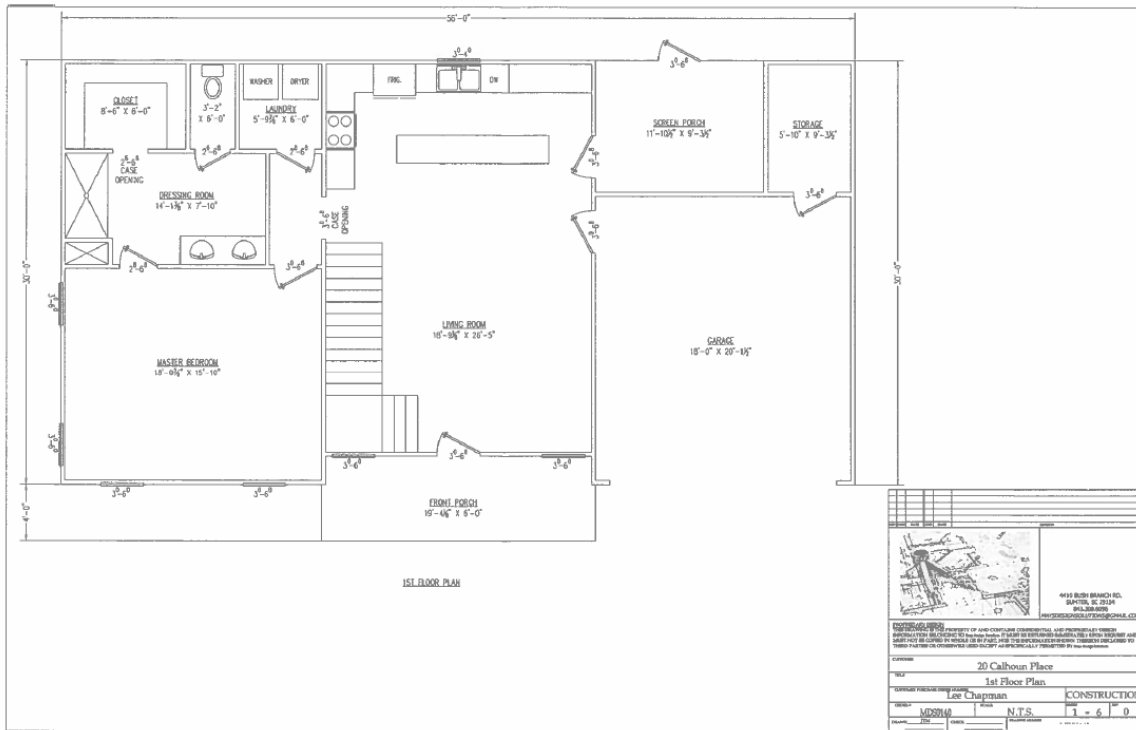


The **right elevation (above)** as shown below will be oriented towards W. Calhoun St. (south). This elevation will not be readily visible to passing traffic from W. Calhoun St. due to the presence of the adjacent residence at 10 Calhoun St. The design proposes no window or door openings. A second floor shed roof configuration provides interior space for two bedrooms.

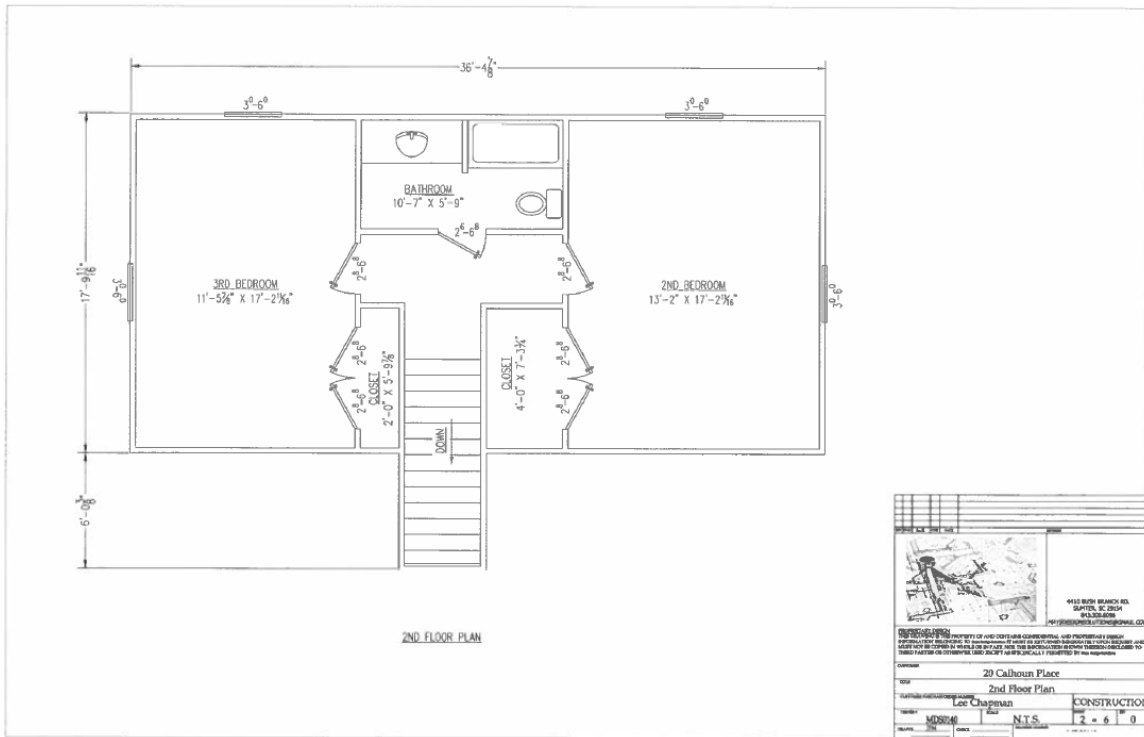


The **left elevation (above)** will be oriented to the north. It features an identical roof configuration to the right elevation, and the only difference between the two side elevations is that there are two proposed 6 over 6 windows located on the half of the façade closest to Calhoun Pl.

1st Floor Plan



2nd Floor Plan



The proposed 1st and 2nd Floor Plans illustrates the front porch, garage, recessed screen porch on the rear elevation and proposed room configuration.

PROPOSED SCOPE OF WORK:

The proposed project includes construction of a new 1,800 sq. ft. two story single-family dwelling with attached two-car garage.

Paint Colors:

The applicant is proposing to paint the shiplap siding and trim white, with 2 alternative shades identified in the application: Pure White (SW 7005) or Presidential White (7006-15). The wooden porch pillars and shutters will be stained, either oak or walnut.



Design review approval is required prior to undertaking the proposed changes.

DESIGN REVIEW:

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

6.2 New Residential Construction

A. Design New Buildings to Reflect Their Own Time

- *Avoid the direct imitation of a historic style that would blur the distinction between old and new.*
- *Avoid any reference to historic styles that precede the growth and development of the district.*

B. Incorporate the principal elements of the traditional residential structures into the design of new house.

Staff Analysis:

The proposed structure is a simple, straightforward design that draws inspiration from elements of area residences and serves to blend the two existing residences constructed in the 1990s with the two constructed more recently. The entire structure, including the attached garage, is parallel to the street, and fits within the site's dimensional constraints.

By altering the floorplan and incorporating more modern materials, the structure avoids conveying a false historic character, and will be easily identifiable as a non- historic structure.

The principal design element that the newly proposed structure borrows from traditional residential design is the inclusion of a covered front porch. This serves to concentrate visual interest to the front of the structure and ensures that the design keeps a human scale.

The proposed design does deviate from traditional design of residential structures in the area through the inclusion of a front loading attached garage. Garages in the Hampton Park area are typically detached or not present on the site at all. In this design, the garage is part of the structure's footprint, and is designed to appear to be a continuation of the residential dwelling. By not including a secondary structure, this design seeks to preserve the dwelling as the primary visual focal point, and the house's orientation and placement within the Calhoun Place development mitigates the use of an attached front load garage.

Setback, Orientation, and Spacing

C. Relate the Setback, Orientation, and Spacing of New Construction to that of Existing Buildings.

- *Align new construction with the setback established by adjacent houses while conforming to zoning requirements. This will include alignment of the front elevation and porch face.*
- *Establish an average setback if the setbacks of adjacent houses are inconsistent.*
- *Maintain average side yard setbacks based on adjacent houses and adhering to applicable zoning regulations.*
- *Orient the primary facade to the major street onto which the lot faces.*

Staff Analysis:

The proposed structure meets the Design Review guidelines for setback, orientation, and spacing in relation to existing buildings.

Size, Scale, and Massing

D. Develop Respectful Relationships in Terms of Size, Scale, and Massing to Adjacent Historic Buildings

- *Use an appropriate form and massing for new construction that relates to the majority of surrounding buildings.*
- *Reflect the widths of adjacent buildings in new construction. Generally, new construction should not differ in width by more than 10% from the typical buildings on the street.*
- *Reflect the heights of adjacent houses in new construction. Generally, new construction should not differ in height by more than 10% from the typical buildings on the street.*
- *Use floor to ceiling heights that are compatible with adjacent buildings to maintain existing building proportions on the block. Appropriate floor to ceiling heights for new construction are 8 to 10 feet.*

- *Create visual interest at the ground level to emphasize the human scale of the building by incorporating functional elements like traditional front porches.*

Staff Analysis:

The proposed construction is a two-story configuration meant to appear as a single-story from the front, which differs from the previously approved design, which was a single-story configuration. The units to the east and west of the proposed site are single-story configurations. The proposed plans do not provide similar visual interest to the existing approved designs or the implemented designs for 10 and 80 Calhoun Pl.

Roof Form

E. Choose Roof Forms for New Construction That Are Similar to Adjacent Historic Examples

F. Reflect the Roof Pitches of Adjacent Historic Houses in the Roof Pitch of New Construction.

- *Use a minimum roof pitch of 6:12 and a maximum roof pitch of 12:12 to facilitate drainage. Intersecting roofs should have the same pitch as the main roof.*
- *Devote a minimum of 8 inches for eave and gable overhangs.*

Staff Analysis:

The applicant intends to utilize a roof pitch consistent with Design Review Guidelines, and similar in pitch to the homes at 30 and 60 Calhoun Pl.

Foundation

G. Respect the Height and Contrast of Materials of Foundations on Adjacent Historic Buildings

- *Align foundation height of new construction with adjacent houses.*
- *Ensure foundation height is within 10% of the average foundation height of adjacent houses.*
- *Build a new foundation at least one foot above grade on the primary elevation.*
- *Differentiate the foundation level from the main wall plane through a change in material or texture.*

Staff Analysis:

The proposed height of the foundation is consistent with those of adjacent residences, is at least one foot above grade, and the proposed foundation level differentiation will be accomplished through a change in material from brick to shiplap siding.

Porches

H. Incorporate a Porch on the Primary Elevation of New Residential Construction.

- *Ensure that the design, placement, and height of a porch is in accordance with those of adjacent buildings on the block.*
- *Design a porch to have a depth of at least 6 feet, although 8 to 10 feet is recommended to create a usable space.*
- *Use simple round or square columns of uniform shape and style with a base and a cap. Aim for a minimum diameter of 6 inches and a maximum diameter of 10 inches.*

- *Use simple square balusters with appropriate proportions and spacing.*
- *Frame the underside of the porch with lattice between pier supports and under the skirt board.*
- *Use enclosed stair risers for the front porch stairs.*
- *Design the porch roof with a pitch equal or less than that of the main roof.*

Staff Analysis:

The porch as submitted is 19 ft. wide, and six (6) ft. deep, with square wooden columns. The roof is consistent in material and pitch with the roofing on the rest of the structure but is at a smaller scale than the dwelling's primary roof.

Window and Door Patterns

I. Arrange Windows and Doors to Reflect the Traditional Size and Proportion of Those on Adjacent Historic Houses.

- *Keep new doors and window openings within 10% of the height and width of those on adjacent historic buildings.*
- *Proportion windows to be approximately twice as tall as they are wide.*

J. Arrange Windows and Doors to Reflect the Spacing, Rhythm, and Alignment of Others in the District.

- *Locate the primary entrance of a building on the front elevation, oriented to the most prominent street that borders the property.*
- *Align windows vertically and horizontally.*

K. Relate the Ratio of Solid Walls to Voids (Windows and Doors) of New Houses to That of Adjacent Historic Houses.

- *Avoid blank walls by covering a minimum of 20 percent of wall surface between the eaves and the foundation with window and door openings.*
- *Avoid large expanses of glass or solid wall that convey a contemporary appearance.*

L. Use Traditional Styles Found in the District as the Basis for New Doors and Windows.

- *Incorporate glazing, sidelights, and a transom into the designs of new entrances.*
- *Use a pane configuration for windows that is compatible with other houses in the district and that is consistent with the style of the house.*
- *Avoid openings that are flush with the exterior wall. Openings are traditionally recessed on masonry buildings and have a raised surround on frame buildings.*
- *Scale shutters to fit the window opening and only use them when they are in keeping with the style of the house.*

Staff Analysis:

The arrangement of the windows and doors is inconsistent with rhythm and spacing found elsewhere in the district. The window openings are not uniform in location and spacing like other homes in the district, and the lack of any window or door openings on the south façade and limit of one window on the first floor of the rear façade is inconsistent with the Design Guidelines.

The applicant intends to utilize a door consistent with the design guidelines. Windows will be a vinyl material consistent with many of the newer replacement windows in the Hampton Park area.

Architectural Detail and Ornamentation

M. Reinterpret Traditional Decorative Elements in a Contemporary Manner.

- *Incorporate simplified architectural features that reflect, but do not duplicate, similar features found on existing historic buildings in the district.*
- *Concentrate architectural detail in areas that traditionally featured detail, such as floor transitions, window surrounds, and cornices or pediments.*
- *Use detail that is three dimensional to add visual interest and texture to the façade.*

Staff Analysis:

The proposed architectural detail of the house is concentrated in the front elevation, particularly on the porch. While the residence will not be readily visible from W. Calhoun St., the design is extremely plain, and does not contain details that add visual interest and texture to the façade.

Elements that could provide additional architectural detail and visual interest could include altering the material and/or style of the wall of the open gable end of the front porch similar to the treatments used on the open gable ends on the front facades of 10 and 80 Calhoun Pl., inclusion of decorative balusters and railings on the porch, and use of decorative lighting fixtures at the front door and garage doors. Further, use of a garage door design with more accents (i.e. hardware, transom windows) would meet the Design Guidelines for this element.

Materials and Color

N. Choose High Quality and Durable Materials That Are Visually Compatible With and Complementary To The Architectural Character of the District and Surrounding Buildings.

- *Use brick or concrete for the foundation material. If concrete block is used, it should be painted or covered with stucco.*
- *Use wood or brick for exterior wall cladding of new construction or additions.*
- *Employ a uniform primary wall material on all sides of the building. Use of a limited number of different materials may be appropriate if a building is broken up into separate masses.*
- *Use horizontally oriented weatherboard, clapboard, or shiplap siding for frame buildings.*
- *Consider cementitious products, including shingles and siding, for new frame construction if applied in a traditional pattern. Use the smooth side rather than the grained surface and apply with a reveal that is consistent with historic precedents in the district.*
- *Use masonry units that are compatible in color, texture, and size to those on adjacent buildings. Mortar joints should be compatible in width, profile, and color.*
- *Use traditional materials for trim, windows, doors, porches, and other decorative features. Contemporary materials that are compatible with historic materials may be acceptable if the material conveys the visual qualities of traditional materials.*
- *Consider traditional standing-seam metal or asphalt shingles. Pre-coated terne products may be appropriate if manufactured in traditional widths and if installed with standing seams.*

O. Select a Coordinated Color Palette Informed by Historic Precedent and Compatible with Adjacent Buildings and the District as a Whole.

Staff Analysis:

The proposed materials and colors are consistent with the Design Guidelines.

III. STAFF RECOMMENDATION

Staff recommends **conditional approval** of this request. The proposed design for 20 Calhoun Pl. represents a deviation from the previously-approved designs for the project. While the design meets general requirements set forth in the design review guidelines, window placement on the south and east-facing façades is inconsistent with the guidelines, and is lacking architectural detail and visual interest, particularly on the front façade.

Architectural detail and visual interest for this project can include altering the material and/or style of the second floor wall of the open gable end of the front porch, inclusion of decorative porch balusters and railings, use of decorative lighting fixtures at the front door and garage door, and installation of a front door and garage door with additional accent design (i.e. hardware, transom windows).

If the Board decides to approve this request, staff recommends that a condition be included in the approval that the applicant work with staff to include additional architectural details consistent with the Design Guidelines (as identified above) in the building plans.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-22-20 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-22-20.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION- December 15, 2022

Location Map



Haysworth St Field
Haysworth St Gym


Memorial Park

Calhoun Pl




Area Map

Legend

 Case Site Location

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0.5000 Feet

 1 inch = 400 feet



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HP-22-20
 20 Calhoun Pl, Sumter, SC, 29150
 Tax Map # 228-81-01-002