

City of Sumter Historic Preservation Design Review

February 24, 2022

HP-21-09 (REV 1), 80 Calhoun Pl.

I. THE REQUEST

Applicant:	Dennis Kern
Status of the Applicant:	Property Owner
Request:	Request for Design Review approval for revisions to previously approved 1,840 SF single family home with attached two-car garage and roof mounted solar panels.
District	Hampton Park Historic District
Location:	80 Calhoun Place
Present Use/Zoning:	Residential / PD
Tax Map Reference:	228-81-01-008
Adjacent Property Land Use and Zoning:	North – Single-Family Residence / PD South – Single-Family Residence / PD East – Single-Family Residence / PD West – Duplex Residence / PO

II. BACKGROUND

The applicant is requesting Design Review Approval for alterations to the previously approved plans for one of four (4) single-family detached residential structures to be located along Calhoun Place off of W. Calhoun St. This property last received HP Design Review approval in 2021 via HP-21-09. The development and 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, new guidelines were adopted that emphasize design standards more compatible with the existing character of Hampton Park. The third residence constructed in the development obtained design review approval in 2008, based on an alternate design to those approved in 1991 that was more in keeping with the architectural character and context of the District.

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 current construction project and the previously constructed adjacent dwelling located at 10 Calhoun Pl.



East façade of 80 Calhoun St.



Front porch of 80 Calhoun Pl.



West façade of 80 Calhoun Pl.



Rear façade of 80 Calhoun Pl.



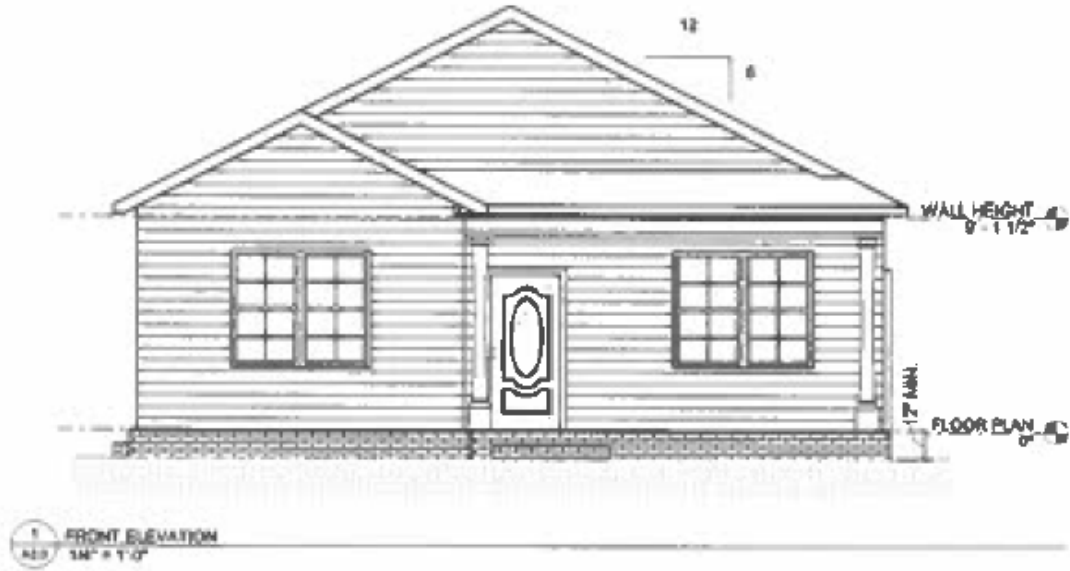
Existing residence at 10 Calhoun Pl.



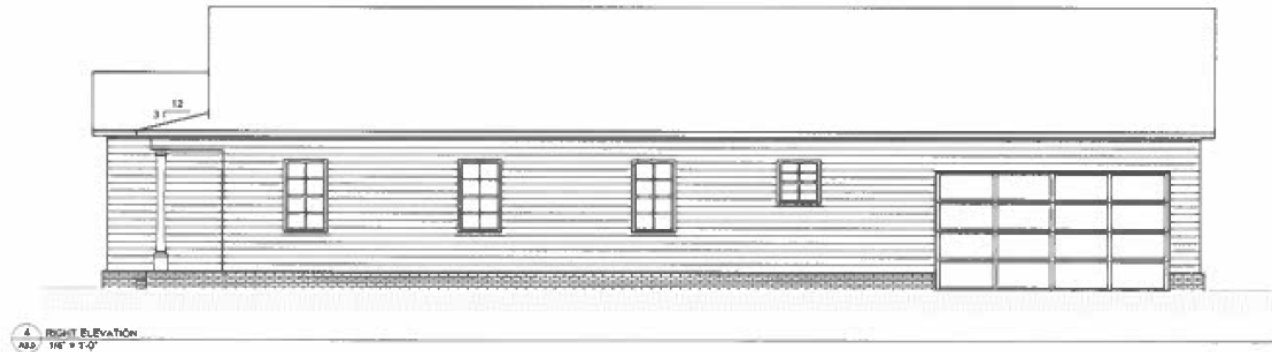
East-facing façade of residence at 10 Calhoun Pl.

Proposed Design

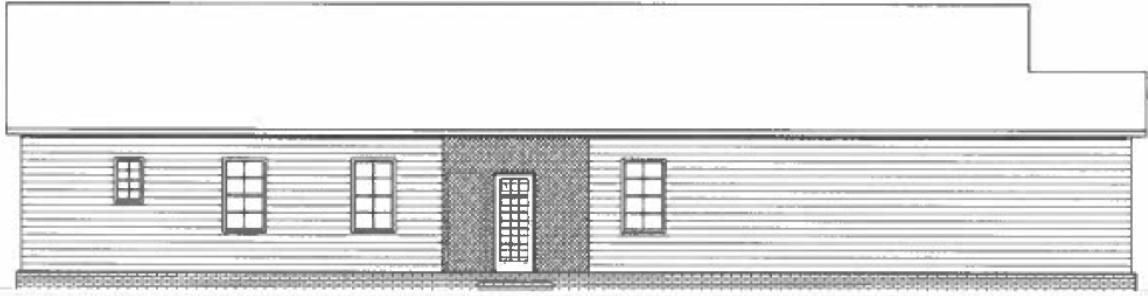
The following elevations shows the revised façade and visible secondary facade for Lot #8 (80 Calhoun Pl.), as proposed by this request.



The **front elevation (above)** of the structure has open gable ends with horizontal siding, 4-over-4 side by side window configuration, front door and front/side wrap-around porch with 2 craftsman-style square brick and wood column supports instead of the originally approved 3 square support columns, elimination of the proposed porch railing, and white trim on the gable end.



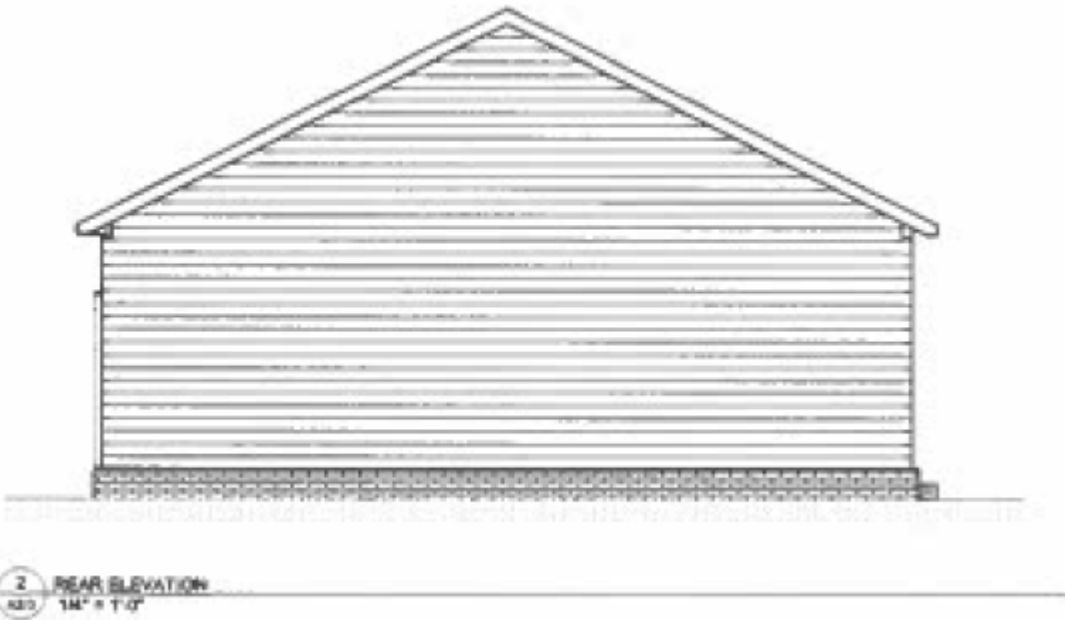
The **right elevation (above)** is oriented towards Calhoun Place (east). The more contemporary elements such as the attached garage are not be readily visible to passing traffic from W. Calhoun St. The design features a bay window configuration which provides additional windows and a roof configuration which breaks up the plane of the building. No changes are proposed to this elevation save for removal of the porch railing already discussed on the front elevation.



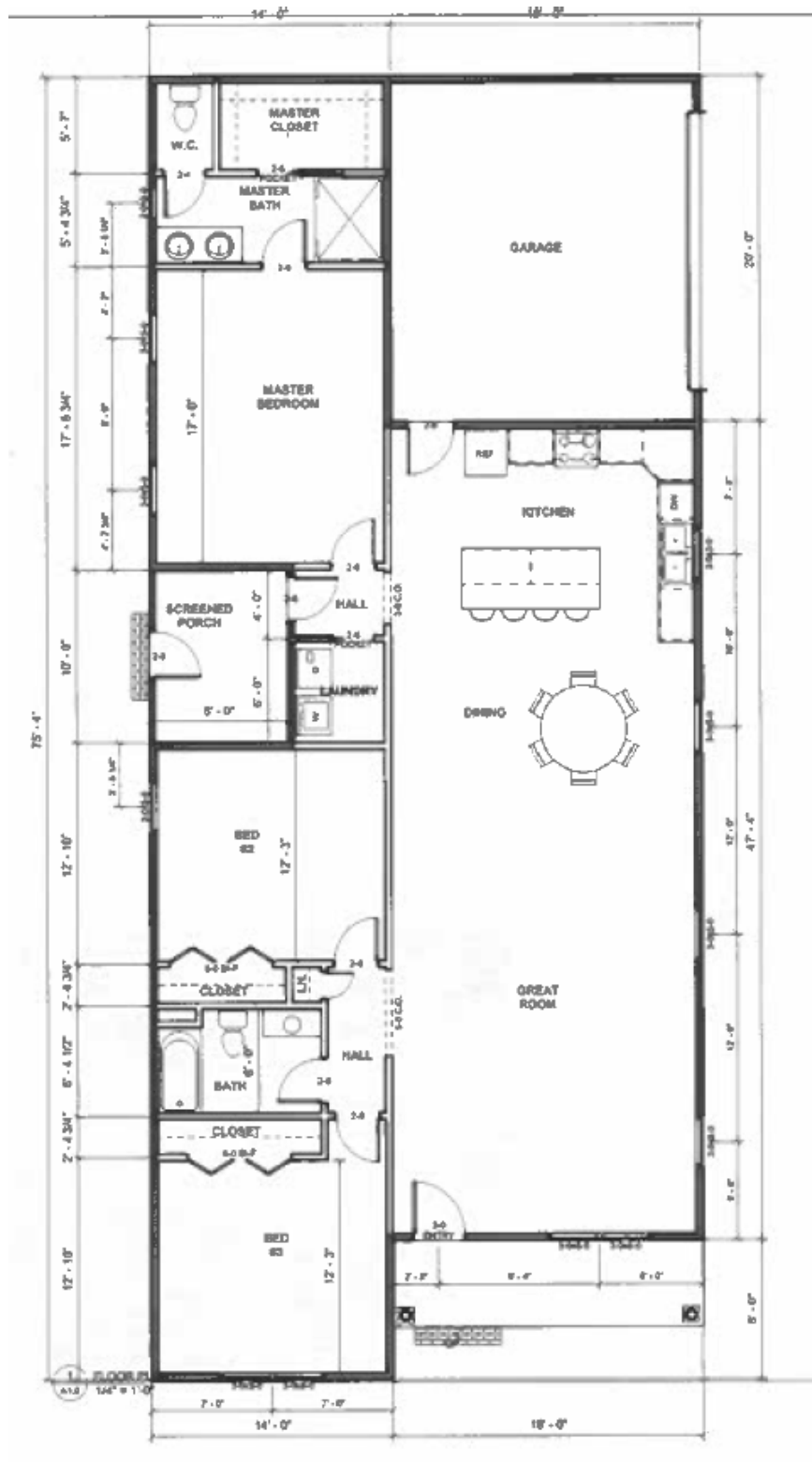
3 LEFT ELEVATION
1/4" = 1'-0"



The **left elevation (above)** is oriented to the west. It features a recessed screen-porch entrance. The applicant proposes to eliminate the previously approved front window on this elevation.



The **rear elevation (above)** continues with horizontal lap siding.



The proposed **Floor Plan** illustrates the recessed front porch, recessed screen porch on the left elevation and proposed room configuration.

PROPOSED SCOPE OF WORK:

The proposed revisions to the project are as follows:

1. Removal of front west-facing window
2. Revision to porch column style
3. Elimination of originally proposed porch railings
4. Revision of front door style

Paint Colors:

The applicant is proposing to paint all trim White (exact shade has not been provided), and all building walls Taupe (similar to Honed Soapstone). Black Shutters (exact shade has not yet been provided) are proposed for the front façade windows.



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 structure is a simple, straightforward design that draws inspiration from elements of shotgun-style houses. While it lacks the shotgun-style floor plan, the entire structure, including the attached garage, is perpendicular to the street, and follows the slim profile characteristic of the style.

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.

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 is 23 ft. wide, and six (6) ft. deep. The roof is consistent in material with the roofing on the rest of the structure but is at a significantly lower pitch than the dwelling's primary roof.

The configuration of the porch is spatially similar to the previously constructed home on the opposite side of Calhoun Pl, and conveys a similar, but distinct visual and architectural effect. The proposed revisions to column style and elimination of originally proposed railings results in the new structure at 80 Calhoun Pl. matching the existing residence at 10 Calhoun Pl. in this regard.

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:

While the overall arrangement of windows and doors is consistent with the rhythm and spacing in the district, the proposed elimination of the front west-facing window results in a large expanse of blank wall on the west façade of the structure. The existing residence at 10 Calhoun Pl. has a similar condition on its east-facing façade, though that blank wall face is broken by a transom window that is not present on 80 Calhoun Pl.

The applicant also proposes to revise the front door design from an oval glass glazed style to a square glass style. The new door style is more consistent with the architectural style of the house itself.

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. However, due to the orientation of the structure, the eastern elevation of the structure will also be highly visible. The Design Guidelines in this instance suggest for additional architectural detail in elements along the side of the structure to create visual interest. The applicant has achieved this result by incorporating a bay window on the east elevation, and is proposing revisions to the design that incorporate additional elements on the front elevation, including trim changes on the open gable roof end, and adjusted decorative porch columns.

Staff notes that while the current exterior of the residence does not feature side windows on the bay window alcove, those windows will be installed according to previously approved plans. Staff has worked with the applicant to accommodate supply chain issues in obtaining the necessary custom width windows to fit those spaces.

III. STAFF RECOMMENDATION:

The proposed design for 80 Calhoun Pl. represents a deviation from from the previously-approved designs for the project. While the structure generally meets the requirements set forth in the design review guidelines, window and door placement

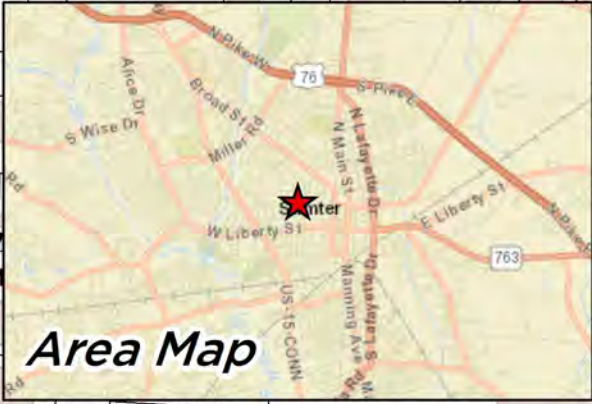
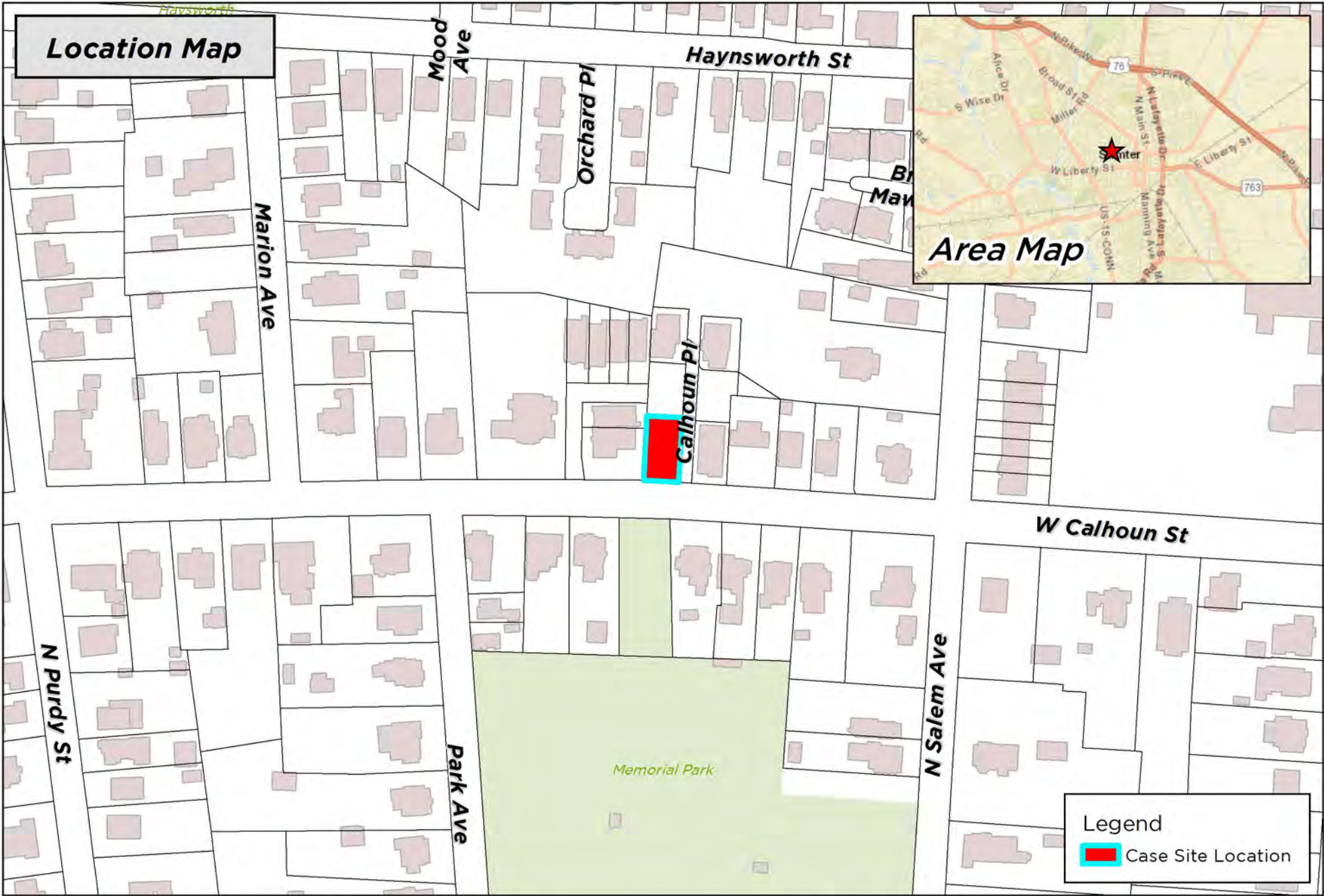
on the west-facing façade is inconsistent with the guidelines. Overall, this project makes a strong effort to capture historic orientation and architectural elements of traditional construction while the construction is clearly modern in style and would not be confused with historic structures.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-21-09 (REV 1) 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-21-09 (REV 1).
- 3) I move that the City of Sumter Design Review Board **defer action on** HP-21-09 (REV 1).
- 4) I move that the City of Sumter Design Review Board enter an alternative motion.

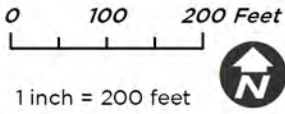
V. DESIGN REVIEW BOARD – APRIL 24, 2022

Location Map



Legend
 Case Site Location

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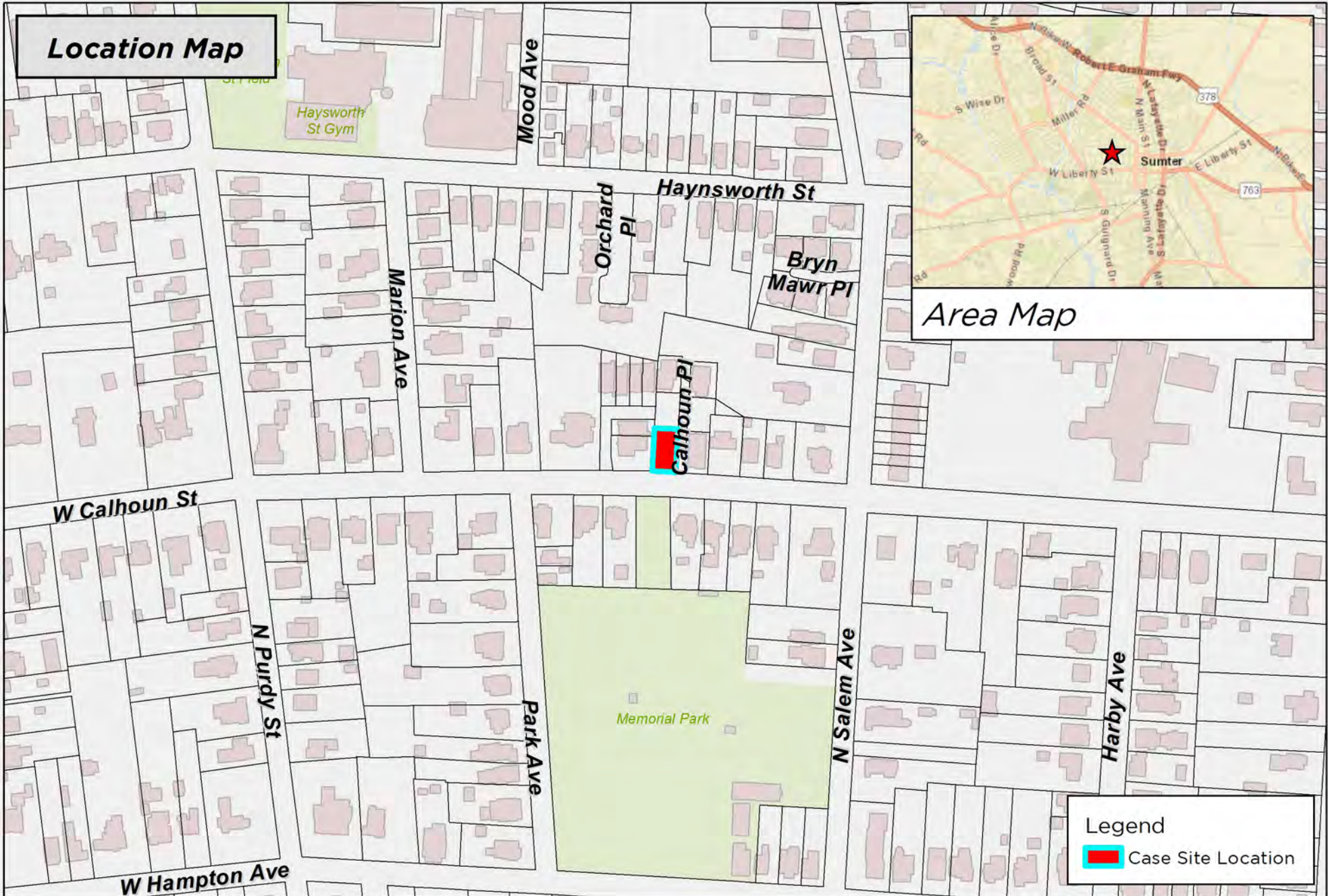


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HP-21-09
80 Calhoun Pl, Sumter, SC 29150
Tax Map # 228-81-01-008

Location Map

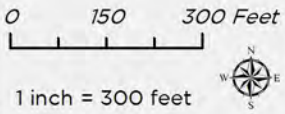


Area Map

Legend

 Case Site Location

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