

City of Sumter Design Review Board

July 28, 2022

HP-22-10, 10 Bland Ave. (City)

I. THE REQUEST

Applicant: Tripper Lee (City of Sumter)

Status of the Applicant: Authorized Agent for Property Owner

Request: Design Review approval for construction of a new 1,809 sq. ft. raised slab single-family home with an attached carport and 576 sq. ft. detached garage to serve as the Swan Lake-Iris Gardens Caretaker's Cottage. The property is located at 10 Bland Ave. and is represented by Tax Map #228-09-01-018.

Location: 10 Bland Ave.

Present Use/Zoning: Undeveloped / Professional Office (PO)

Tax Map Reference: 228-09-01-018

Adjacent Property Land Use and Zoning: North – Residential / Residential-9 (R-9)
South – Commercial / Professional Office (PO)
East – Residential, Park / Residential-9, Residential-15 (R-9 and R-15)
West – Commercial / Neighborhood Commercial (NC)

II. BACKGROUND

10 Bland Ave., shown in the photo to the right, is an undeveloped parcel owned by the City of Sumter adjacent to the Swan Lake-Iris Gardens Park. The City intends to construct a single-family residence and accessory garage building to serve as the caretaker's cottage for the park, replacing the existing residence at 9 Bland Ave.



AREA CONTEXT:

The Swan Lake Overlay District is a zoning overlay district created by City Council with the intent to protect Swan Lake and Gardens and its surroundings from encroachments and non-compatible uses while maintaining the character of the surrounding landscape and structures.

A Certificate of Appropriateness issued by the Design Review Board is required for all new construction, major renovation and rehabilitation of buildings, and landscape changes including removal of any trees listed in Article 8, Section D of the City of Sumter's Zoning and Development Standards Ordinance. The Design Review Committee will utilize compatibility with the park/gardens/lake as its major criteria for design review.

There are no structures currently on the site. The following photographs show the current conditions at the site.



Site Front as viewed from Bland Ave.



Site as viewed from W. Liberty St.



Site and W. Liberty St. in background as viewed from Blanding Ave.

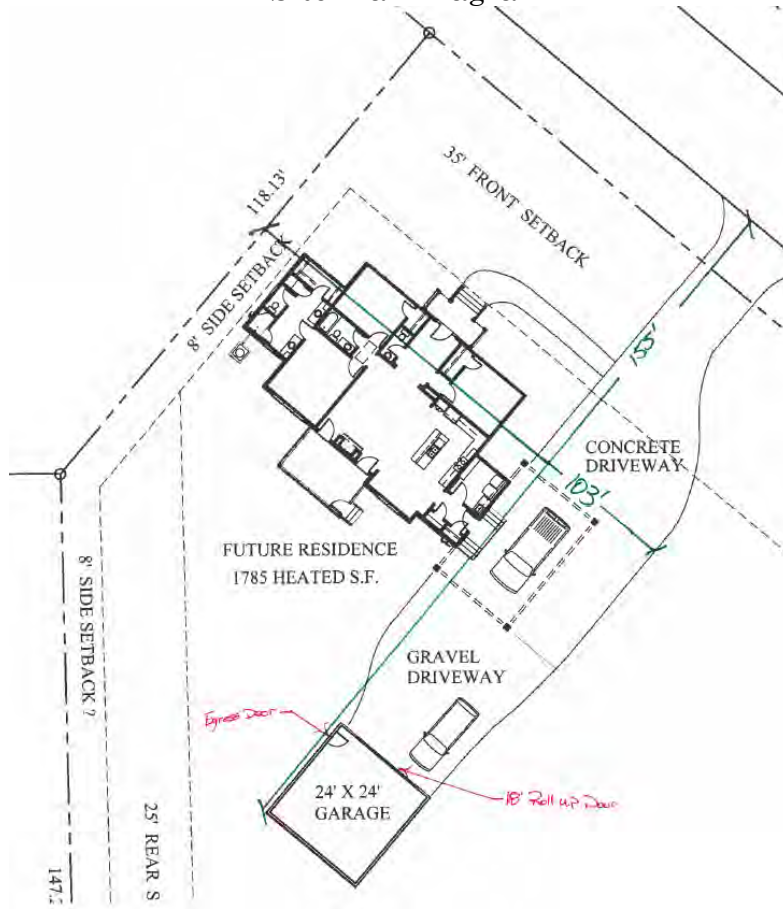


Existing Swan Lake Caretaker's Cottage (9 Blanding Ave.) as viewed from Blanding Ave.

Proposed Design

The following elevations and floor plan show the proposed construction at 10 Bland Ave. as proposed by this request.

Site Plan Diagram



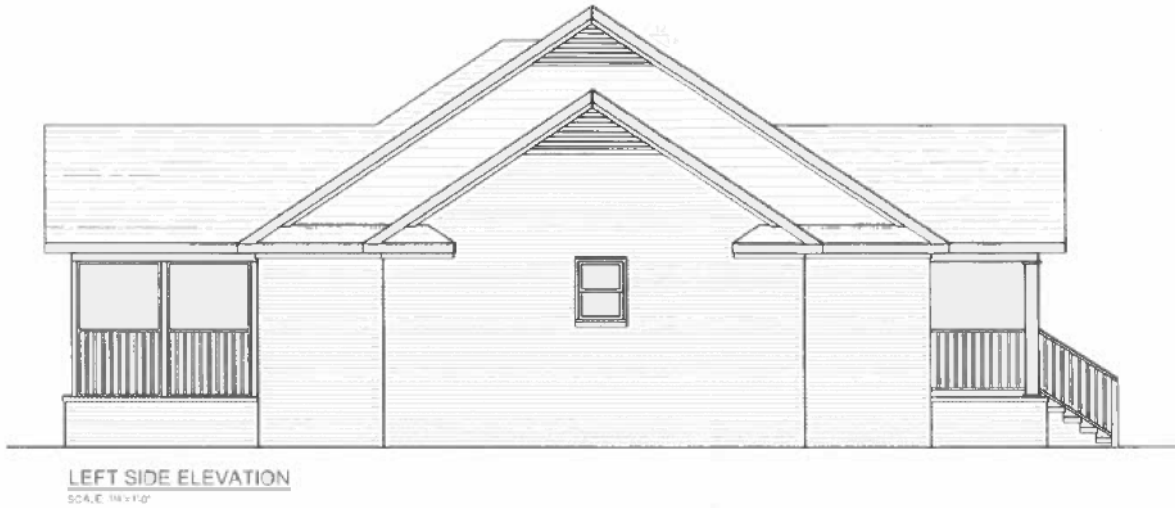


The **front elevation (above)** of the proposed structure utilizes an open gable design timber construction with brick veneer siding, a decorative front door with sidelights and a front porch with four column supports. Proposed roofing material will be black architectural shingles. The proposed siding will be red brick veneer. The submitted designs contain two alternate front elevations, with the only change being a window configuration alternative in which four of the proposed 1-over-1 windows are combined into grouped configuration on both sides of the front porch.



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

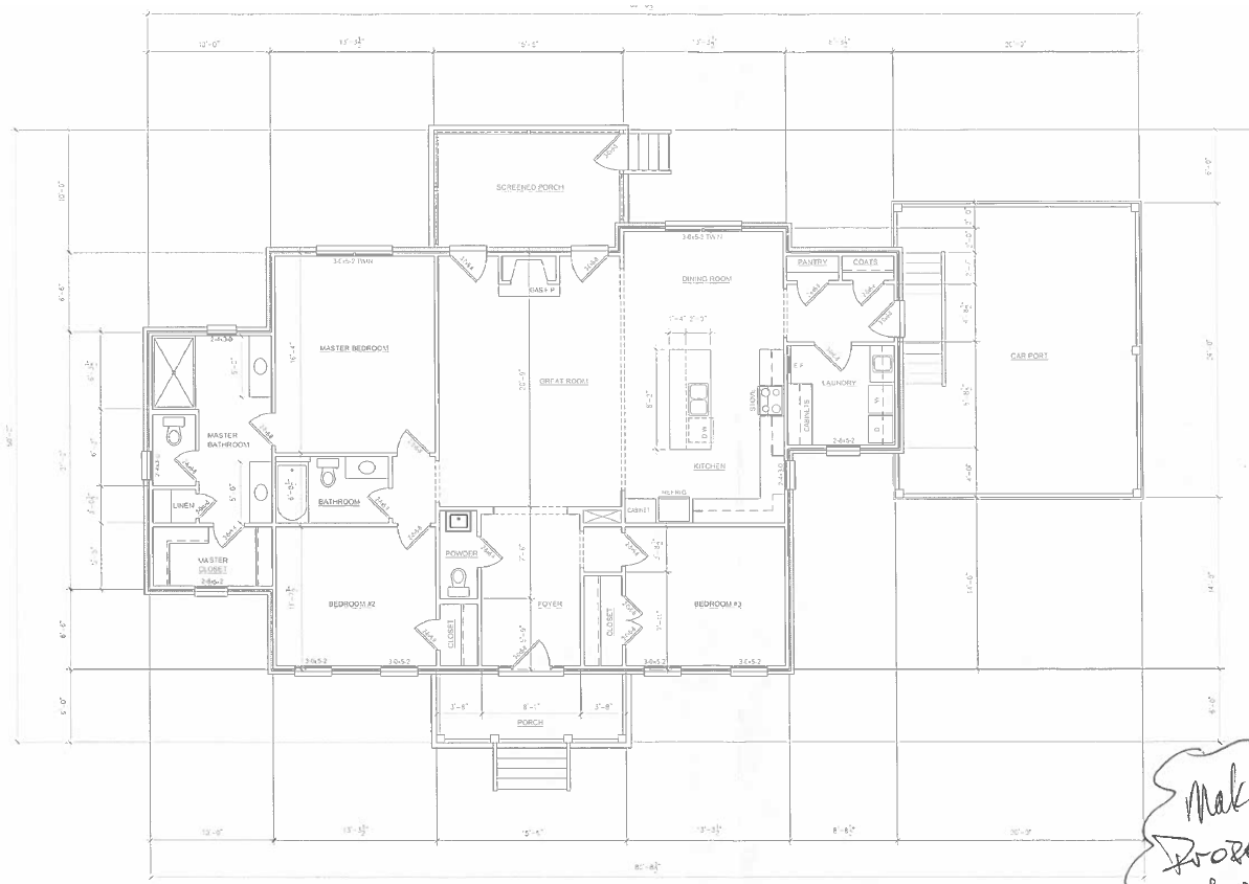
The **right elevation (above)** will be oriented towards the intersection of Bland Ave. and W. Liberty St. (east). The design features an open attached carport and side door with dual stair access.



The **left elevation (above)** will be oriented to the northwest. It will face the adjacent residence on Bland Ave, and features a single window.



The **rear elevation (above)** incorporates a screen porch and grouped 1 over 1 windows to each side of the porch.



The proposed **Floor Plan** illustrates the room configuration and access pattern.

PROPOSED SCOPE OF WORK:

The applicant proposes to perform the following work:

1. Construct a new 1,809 sq. ft. raised slab single family home with an attached carport.
2. Construct a 576 sq. ft. enclosed detached garage.

Drawings submitted by the applicant detailing the proposed style of the accessory structure are shown on the following page:

Paint Colors:

The applicant is proposing to paint all trim White (exact shade has not been provided). All building walls are proposed to be red brick.

DESIGN REVIEW:

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

5.7 Outbuildings and Accessory Structures

- A. *Place, maintain, and preserve historic outbuildings.*
- B. *Construct new outbuildings to compliment the primary building.*
 - *Design new buildings to be subordinate to the primary structure in size, scale, and location.*
 - *Locate new outbuildings in inconspicuous locations, set behind the primary building or in the rear of the lot.*
 - *Ensure the new buildings are compatible in size, scale, materials, and roof slope.*

Staff Analysis:

As shown in the site plan diagram, the applicant proposes to construct a 12 x 16 sq. ft. accessory storage building behind the principal structure, in a style matching that of the principal structure. While the proposed location to the rear of the principal residence will be readily visible from the right of way on W. Liberty St., the City of Sumter intends to install a brick and metal fence and additional landscaping which will serve as a screen between the site and the street to the rear.

The proposed accessory structure is compatible with the Design Review Guidelines in terms of size, scale, form, and material used, and is consistent with the style of the residence, and that of surrounding residential structures and outbuildings.

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 residences found in the Swan Lake area.

The principal design element that the proposed structure proposes is via 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.

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 single-story configuration with a raised slab. The other units on Bland Ave are also single-story configurations, though the floor height of each varies somewhat.

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 of 12:8, which is consistent with Design Review Guidelines.

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 compatible with those of adjacent residences, and is at least one foot above grade.

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:

A porch is incorporated into the primary elevation of the proposed new construction, and is consistent with adjacent residences on Bland Ave., and meets the design guidelines.

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 consistent with rhythm and spacing found elsewhere in the Swan Lake District. The window openings for the structure are configured to match the floor plan, and the intent of the Design Guidelines is met.

The applicant intends to utilize a decorative door with sidelights on the front elevation, and is consistent with the Design Guidelines.

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. Given the unique nature of this project and its use by the City and incorporation into the larger Swan Lake Park, the applicant is proposing to achieve this result through decorative fencing and landscaping which will blend with the existing fencing and landscaping of the park itself.

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 wall material (unpainted red brick) and trim (white painted wood) are consistent with the Design Review Guidelines.

III. STAFF RECOMMENDATION

Staff recommends approval of this request.

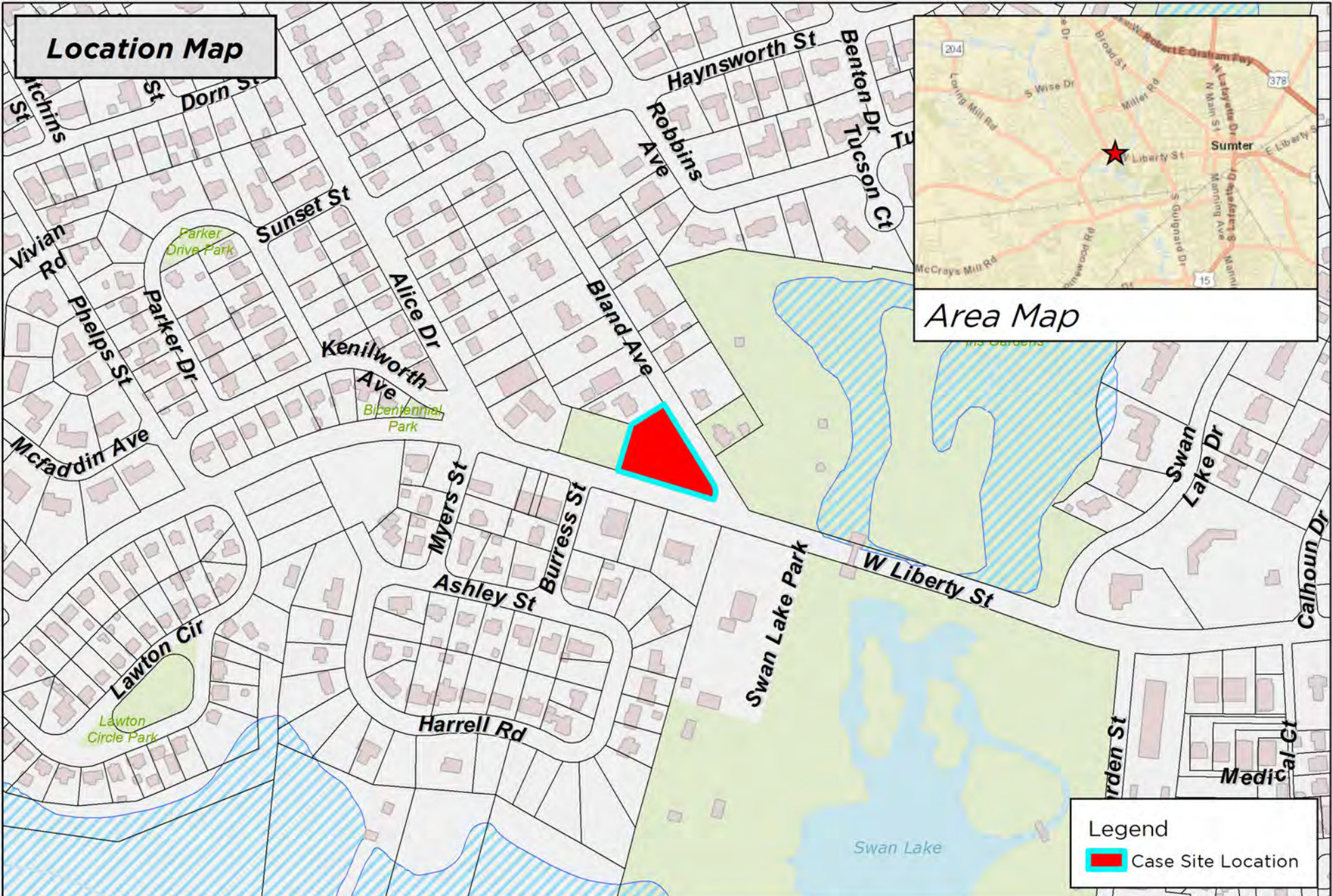
The proposed single-family residence and accessory structure construction meets the intent of the Swan Lake Overlay District, and is compatible with the district's overall development pattern.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board ***approve*** HP-22-10 in accordance with the materials, photographs, construction details submitted and staff recommendation 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-22-10.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.


V. DESIGN REVIEW BOARD – JULY 28, 2022

Location Map

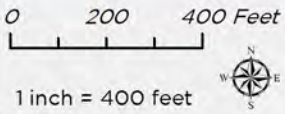


Area Map

Legend

-  Case Site Location

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HP-22-10
10 Bland Ave, Sumter, SC 29150
Tax Map # 228-09-01-018