City of Sumter Design Review Board

August 24, 2023

HP-23-02 (Rev 1) 340 West Calhoun St. (City)

I. THE REQUEST

Applicant:	Robert and Narda Smith
Status of the Applicant:	Property Owners
Request:	Request for Design Review approval for +/- 1,120 sq ft garage with 2nd floor accessory dwelling unit.
District:	Hampton Park Historic District
Location:	340 West Calhoun St
Present Use/Zoning:	Single Family Residential/ R-9
Tax Map Reference:	228-11-01-029
Adjacent Property Land Use and Zoning:	North – Single-Family Residence / R-9 South – Single-Family Residence / R-9 East – Single-Family Residence / R-9 West – Single-Family Residence / R-9

II. BACKGROUND

The applicant is requesting Design Review approval for a +/- 1,120 sq ft garage with apartment above and installation of additional fencing, including 3 gates. The accessory garage will be located behind the house towards the south end of the property. The property currently contains a single-family residential dwelling and no accessory structures.

The applicant previously received Design Review approval for construction of an accessory garage of a different size, style, and location via HP-23-02 in January 2023.

ARCHITECTURAL/HISTORIC CONTEXT:

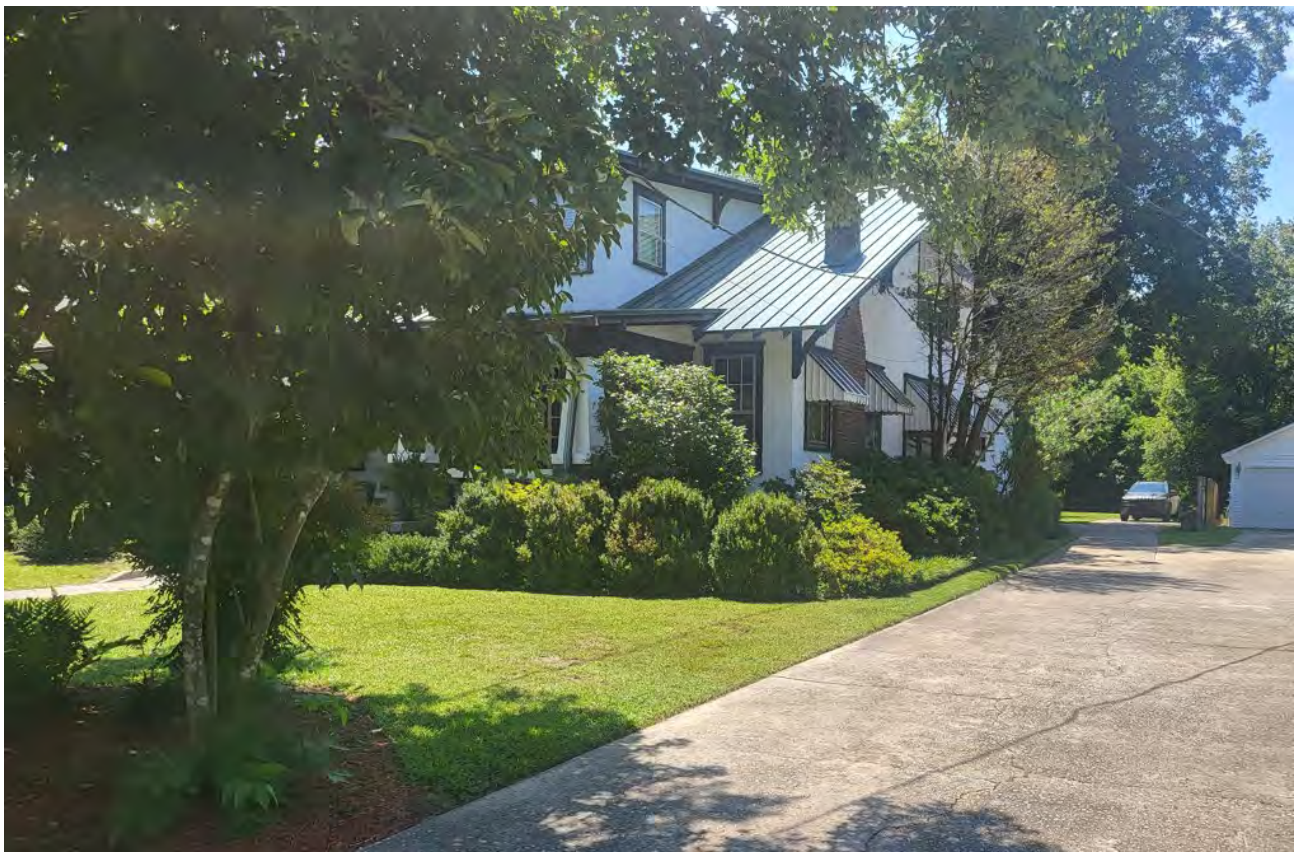
The residence on the lot is a 1.5 story California Bungalow wood framed house with a stucco exterior and a gable at the front end of the house. The house has a front shed porch supported by tapered stucco covered brick pillars which rest on brick piers. According to Sumter County Tax Assessor Records, this house was built in 1925. It is located in the Hampton Park Design Review District, and any proposed exterior changes must be reviewed and approved by the Design Review Board.

The existing dwelling is a contributing structure to the fabric of the Hampton Park Historic District based both on age and architectural details.

The site previously received Design Review Approval for construction of a 20 x 25 sq. ft. accessory garage and to re-paint portions of the residence's exterior. The current request is a revision to this approval to adjust the parameters of the garage portion of the project.

SITE PHOTOS:

The following photographs show the existing site and locations of proposed modifications.



View of property from Calhoun St

Area of proposed garage placement

PROPOSED SCOPE OF WORK:

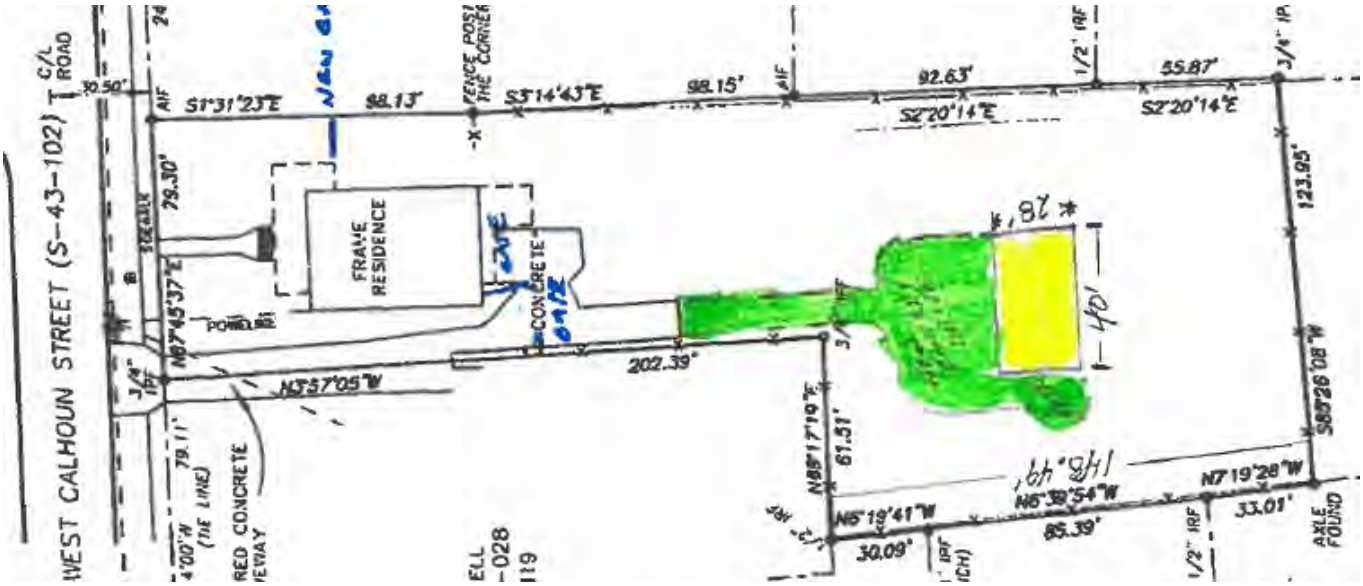
The proposed project includes:

1. Construction of a 1,120 sq. ft. accessory garage with a 2nd floor apartment.
2. Build a +/-12 ft x 12 ft patio on the side of the new garage.
3. Add 2 new gates and associated fencing on west rear of the house crossing the extended driveway.
4. Add 1 new gate and associated fencing on east front side of the house.

The following diagrams show the location, style, and configuration of the proposed building and gates by this request.

Proposed garage style

Overhead view of property



Scaled drawing of proposed location

Picture of proposed gate & fence.

The applicant indicated the siding of the accessory garage will be Hardie board lap siding and match the color of the house once the house is repainted.

The exterior of the residence, as approved in the January 26, 2023, meeting, "*Villa Blue*" (#5002-4B) from the City of Sumter's Historic Preservation Color Palette, with trim painted Pratt and Lambert "*Laf'n Half*", (#1844). While "*Laf 'n Half*" is not on the City's Historic Preservation Color Palette, it is a match to "*Presidential White*" (#7006-15) from the Palette.

Valspar "Villa Blue" (#5002-4B)

Pratt and Lambert "Laf 'n Half" (#1844)

DESIGN REVIEW:

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

5.7 Outbuildings and Accessory Structures

B. Design new outbuildings to complement the primary building.

- *Design new outbuildings to be subordinate to the primary building in size, scale, and location.*
- *Locate new outbuildings in inconspicuous locations, set behind the primary building, preferably at the rear of the lot.*
- *Ensure new outbuildings are compatible with the main house in size, scale, materials, and roof slope.*
- *Include a separate opening for each vehicle in a multi-bay garage.*
- *Limit the visibility of prefabricated accessory structures as much as possible.*

Staff Analysis:
Placement: The proposed accessory garage is similar in size and design of the neighboring garage and to others in the larger neighborhood. The Hardie board exterior is similar to common other sidings and is intended to present an exterior appearance functionally similar to wood siding.

The proposed colors of the building are consistent or similar with colors found on the City of Sumter Historic Color Palette.

5.2 Fences and Walls

B. Choose new fencing that enhances the architecture of the building.

- *Select a fence design that relates to the style and character of the building.*
- *Use traditional materials to build new fences or use appropriate contemporary materials with a traditional appearance.*
- *Do not exceed fence heights of 4 feet on the front property line and 6 feet on side and rear yards.*

Staff Analysis:
Placement: The proposed Craftsman style gates and fence design relates to the style and character of the house. The wood material is compatible with other fences in the neighborhood and the placement of fences distinguishes the front yard from the rear yard creating privacy and security.

III. STAFF RECOMMENDATION

Staff recommends **approval** of this request. The proposed adjustments (size, style, and location are consistent with the Design Approval Guidelines.

The Craftsman style gates and fencing are similar to other properties in the area and match the style of the house. The wood fencing will be complimentary to the house while adding security to the backyard.

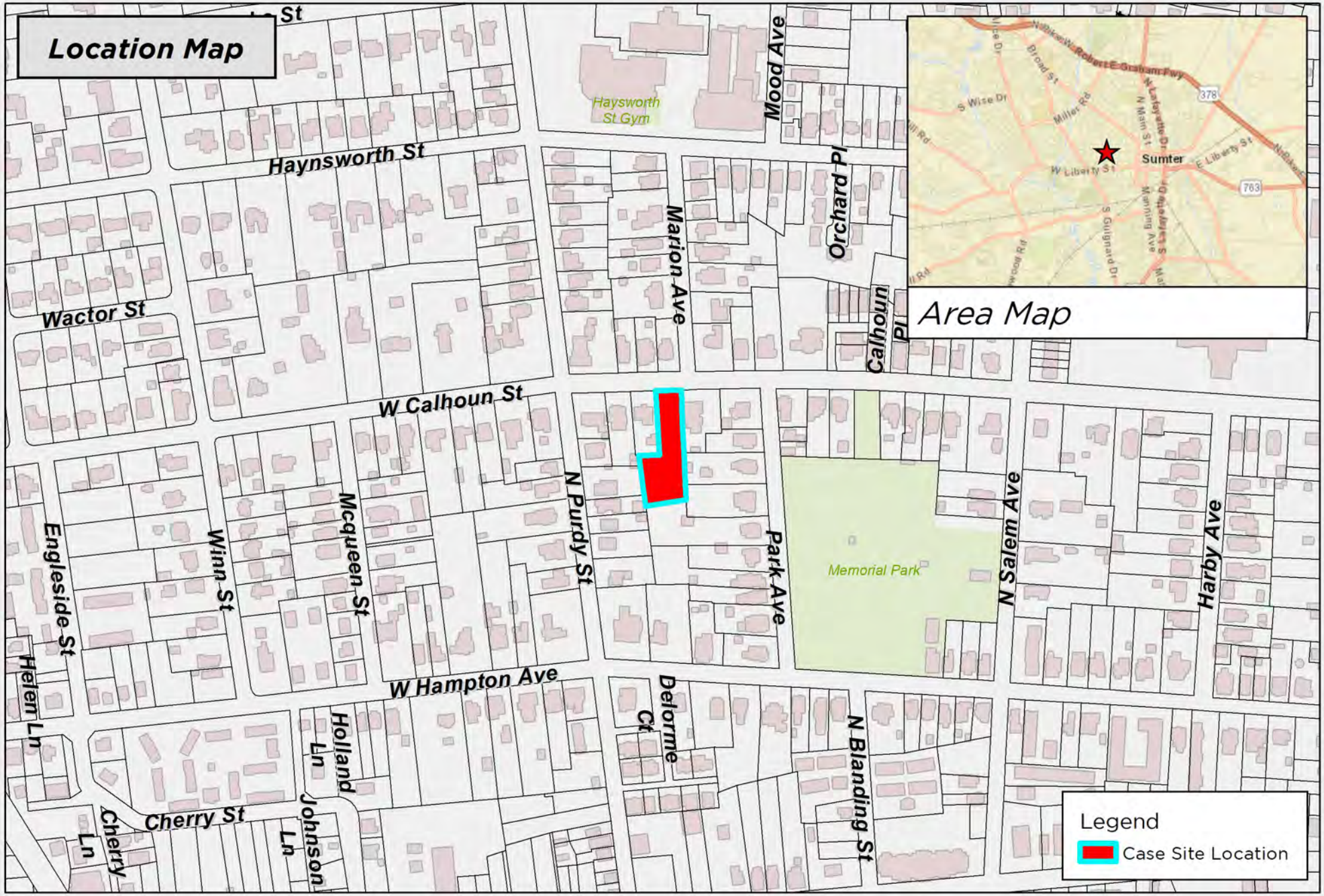
IV. DRAFT MOTION

1) I move the City of Sumter Design Review Board ***approve*** HP-23-02 (REV 1) in accordance with the materials and construction details submitted, and staff recommendation referenced in the Staff Report based on compliance with Design Review Guidelines.

2) I move the City of Sumter Design Review Board ***deny*** HP-23-02 (REV 1).

3) I move the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION- August 24, 2023



DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

0 200 400 Feet

1 inch = 400 feet

Map Prepared by: Sumter Planning Department
Copyright 2023
Date: 8/2/2023
User Name: crobbins
Document Name: HP-23-02Rev1

Sumter SOUTH CAROLINA

HP-23-02 Rev 1
340 W Calhoun St, Sumter, SC, 29150
Tax Map # 228-11-01-029