

City of Sumter Design Review Committee

January 26, 2023

HP-23-01, 230 W. Calhoun St.

I. THE REQUEST

Applicant: Rokeya Isaac

Status of the Applicant: Authorized Agent on behalf of Property Owner

Request: Design Review for construction of a new 10 x 15 ft. (150 sq. ft.) accessory structure in the property's side yard.

Location: 230 W. Calhoun St.

Present Use/Zoning: Single-Family Residential / Residential-6 (R-6)

Tax Map Reference: 228-11-02-028

Adjacent Property Land Use and Zoning: North –Church / Residential-6 (R-6)
South –Residential / Residential-6 (R-6)
East – Residential / Residential-6 (R-6)
West – Residential / Residential-6 (R-6)

II. BACKGROUND

230 W. Calhoun St., is shown in the photo to the right. The property contains a former commercial building (dental office) that was converted into a single-family residential dwelling. The applicant has placed a 10 x 15 ft. (150 sq. ft.) accessory structure in the side yard of the property close to the corner of Harby St. and W. Calhoun St. A notice of violation was issued by the Sumter City-County Zoning Enforcement Officer on December 14, 2022, as the property owner had not obtained proper Design Review approval or building permits. The applicant has submitted this request as a remediation step.



ARCHITECTURAL/HISTORIC CONTEXT:

The residence at 230 W. Calhoun St. was not assessed during the 1985 Historic Resources Survey. The Sumter County Assessor's Office lists the construction date as 1950.

From the time it was constructed until the original owner retired, the building was used as a dental office. When ownership transferred from the first owner to the second owner, it was with the understanding that the building could no longer be used as a business and would have to be converted into a single-family dwelling. Subsequent owners renovated the interior of the structure to serve as a residence.

This structure is a small-scale example of "modern" or International Style architecture. This style is not commonly utilized for residential structures, and is not a common style seen in the Hampton Park Historic District. The International Style was first introduced to the United States during the 1930s. Although rare for houses, this style was common for commercial and institutional buildings. The style completely dominated American architecture from the 1950s through the late 1970s. Identifying features of this style are the rejection of non-essential decoration, ribbon windows, bands of glass, balance and regularity, flat roofs without a ledge and often thin metal mullions and smooth spandrel panels separating large single pane windows.

230 W. Calhoun St. is a contributing structure to the fabric of the Hampton Park Historic District based on its age and unique architectural features.

There have been two prior Design Review Board actions taken with regard to this property, via *HP-08-05* (replacement windows and addition of doorway) and *HP-09-01* (replacement of vinyl fascia).

The following photographs show the current exterior conditions of the buildings.



Above: Front of house (as viewed from W. Calhoun St.)



Above: Accessory Building as viewed from W. Calhoun St.



Above: Accessory Building as viewed from Harby St.

SCOPE OF WORK:

The applicant proposes to perform the following work:

1. Construct a new 150 sq. ft. (10 x 15 ft.) accessory storage building in the property's side yard.

Images detailing the accessory structure are shown below:





Staff has reviewed the structure's color and has determined that there is no match in the City of Sumter's Historic Preservation Color Palette.

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.*

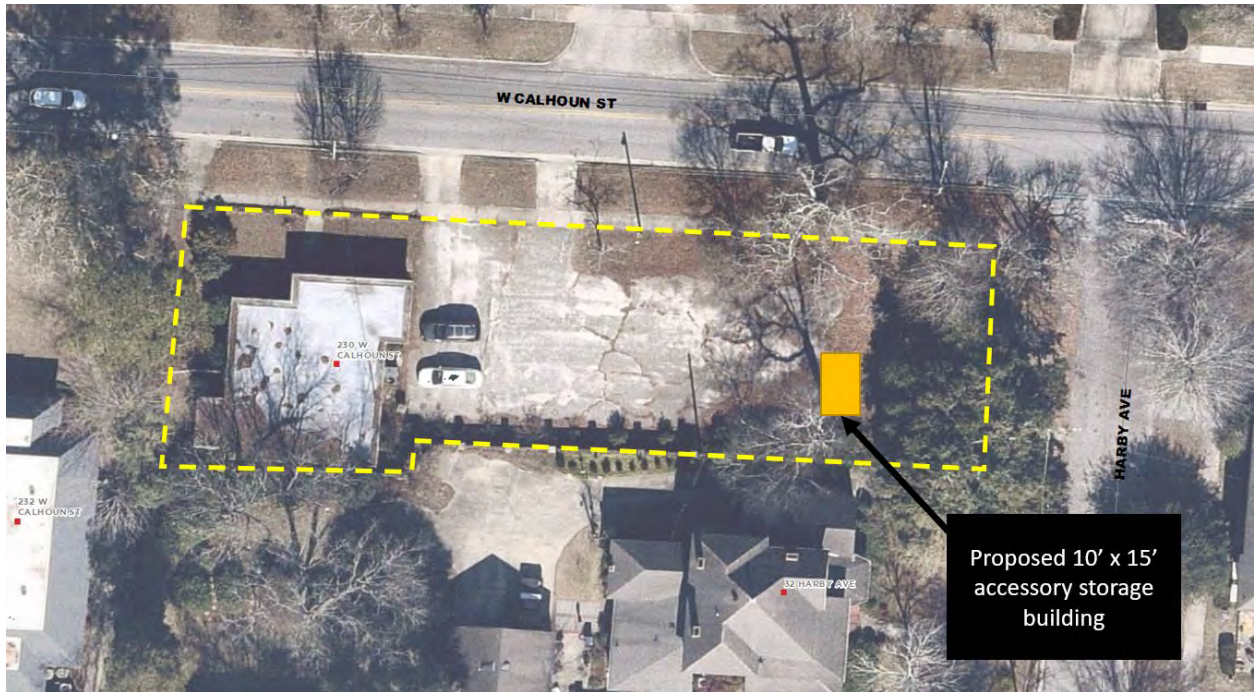
Staff Analysis:

As shown in the layout diagram on the following page, the applicant has placed a 10 x 15 sq. ft. accessory storage building in the property's side yard close to the intersection of Harby St. and W. Calhoun St. The 150 sq. ft. structure is an open gable style with a black shingle roof. It is a prefabricated building with no foundation, and currently sits on concrete blocks. The location to side rear of the principal residence is readily visible from the right of way on both W. Calhoun St. and Harby St.

The proposed accessory structure is incompatible with the Design Review Guidelines in terms of form, location and material used.

The property is constrained with regard to available space in the rear yard for placement of an ordinance-compliant and design guideline compatible accessory structure. Given this factor, allowing placement of an accessory structure in the location proposed is a reasonable proposition. However, the style of any such structure should be compatible with the principal

structures in the area, given visibility. The proposed structure does not meet these criteria, specifically with regard to siding, architectural detail and ornamentation, and foundation.



III. STAFF RECOMMENDATION

The placement location of the structure is readily visible from both W. Calhoun St. and Harby Ave. The proposed structure does not meet the criteria outlined in the Design Review Guidelines.

If the Design Review Board makes the necessary findings to approve this request, staff recommends that conditions be applied to the approval as follows:

1. The structure be placed on a permanent foundation.
2. The exterior of the structure be veneered with siding consistent to that found on residential structures in the district (e.g. wood plank, fiber cement board, brick)
3. The structure be screened on the sides and rear by intensive landscaping (shrubs).

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board ***approve*** HP-23-01 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-23-01.

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


V. HISTORIC PRESERVATION - JANUARY 26, 2023

Location Map

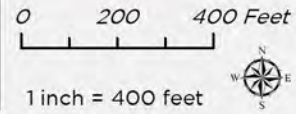


Area Map

Legend

 Case Site Location

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HP-23-01
 230 W Calhoun St, Sumter, SC, 29150
 Tax Map # 228-11-02-028