

City of Sumter Design Review Board

January 26, 2023

HP-23-02 340 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 26 x 25 ft (650 sq. ft.) accessory shed and repainting home.
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 26 x 25 ft (650 sq. ft.) accessory garage, as well as approval to repaint existing stucco sections of the residence with a different color. The accessory garage will be located on the west side of the property. The property currently contains a single-family residential dwelling and no accessory structures.

ARCHITECTURAL/HISTORIC CONTEXT:

The residence on the lot is a one and half 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 Committee.

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

SITE PHOTOS:

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



Backyard where the accessory garage is proposed to be placed



Area of proposed garage placement with neighbor's garage visible

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Construction of a 650 sq. ft. accessory garage.
2. Repaint the exterior stucco of the house in a different color.

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



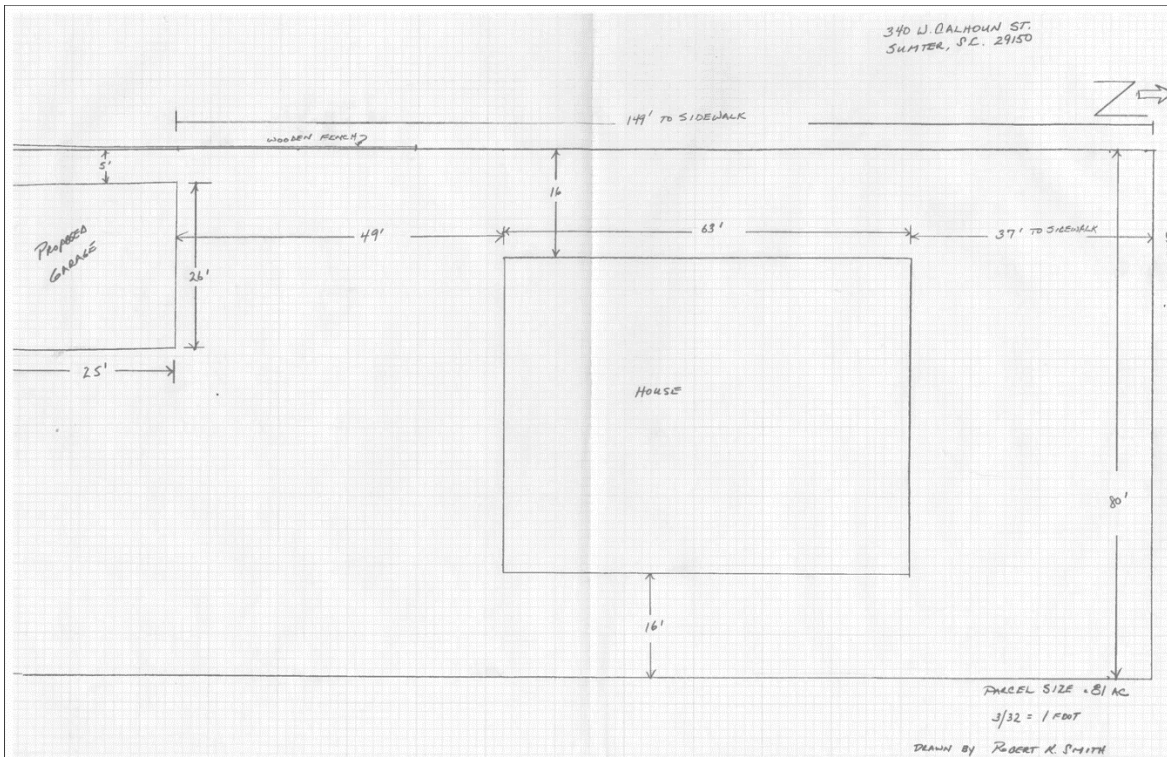
Proposed building style



Proposed building style



Overhead view of property



Scaled drawing of proposed location

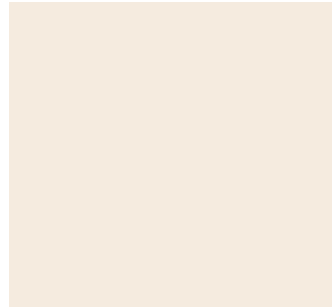
The applicant indicated the siding of the accessory garage will be steel siding in a style meant to approximate lap siding. The colors chosen by the homeowner are either listed in the City's Historic Preservation Color Palette or a match to colors found in the Palette as noted in italics under the Alan Factory Outlet color chips.



The exterior of the residence is a combination of painted stucco and brick. The applicant proposes to paint the exterior of the house “*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:

4.11 Paint

- A. *Maintain and repaint historically painted spaces.*
- B. *Select a compatible color scheme.*
 - *Choose colors that are appropriate to the architectural style and complement the building and its surroundings. Overly bright and obtrusive colors are not appropriate.*
 - *Consider an original color scheme based on paint analysis or research.*
- C. *Use paint color to accentuate exterior details.*
 - *Use muted or dark colors for the walls of a building.*
 - *Use lighter colors to highlight trim and architectural ornamentation.*
 - *Paint window sash and frames a contrasting color than the walls to provide contrast and depth to window openings.*
 - *Limit the paint scheme to three or four colors: one roof color, one wall color, one trim color, and one accent color.*

Staff Analysis:

Placement: City Council approved a general certification of appropriateness for paint colors in the Downtown Historic District and the Hampton Park Design Review District, which was adopted by Ordinance. Planning staff may administratively approve exterior paint colors if selected from the approved color palette.

The colors chosen by the homeowner are either listed in the City’s Historic Preservation Color Palette, or are matches to colors found in the Palette.

5.7 Outbuildings and Accessory Structures

A. Maintain and Preserve Historic Outbuildings.

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 proposed building is different as it is steel framed with steel siding on the exterior of the building. The steel exterior is made to replicate clapboard wood siding 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.

III. STAFF RECOMMENDATION

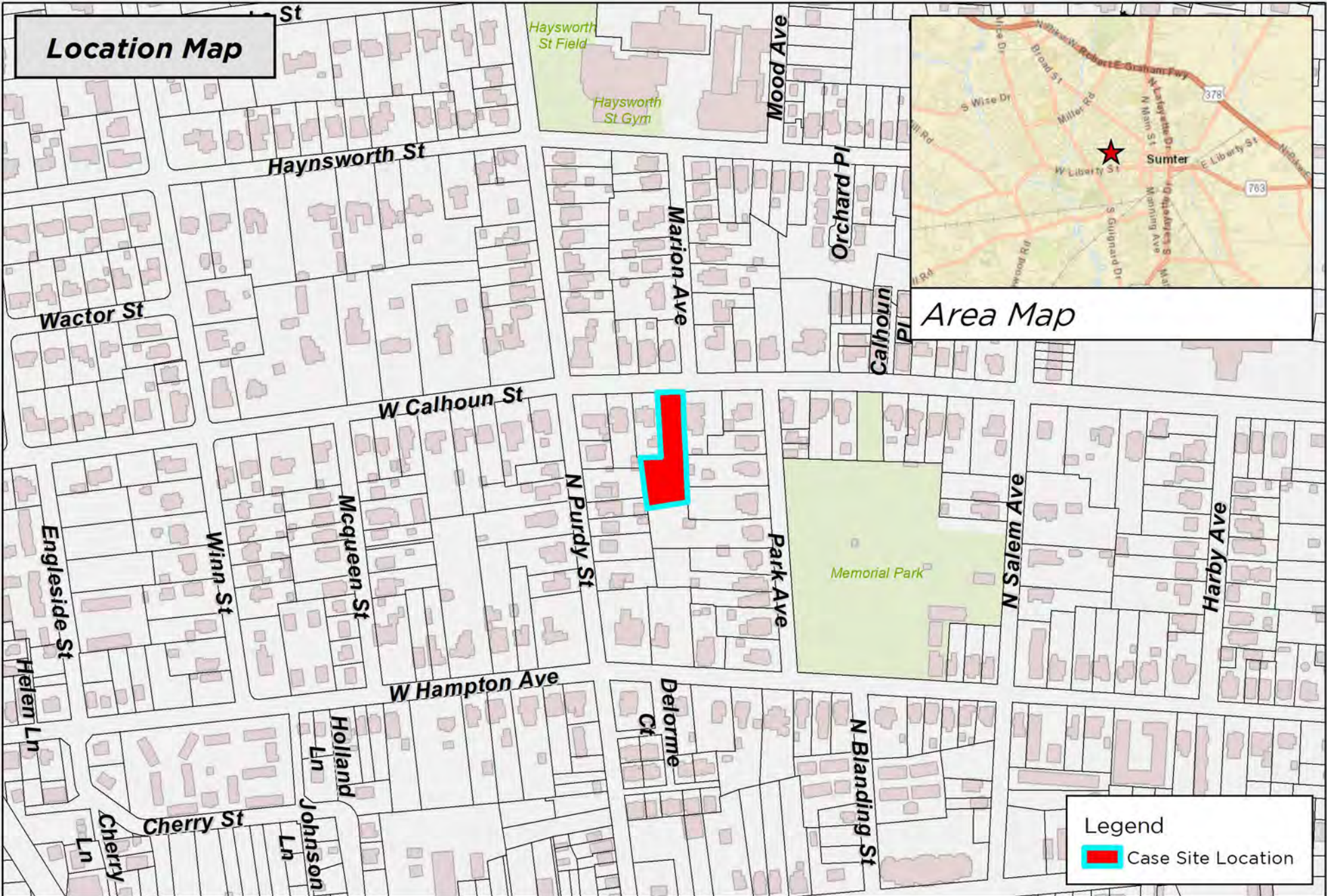
Staff recommends **Approval** of this request. The paint colors and use proposed are consistent with the design guidelines and will improve the visual appeal of the property. The accessory garage is proposed to be placed in a location on the property that is consistent with the Design Guidelines, and while the exterior materials proposed (steel siding) are not typical, the proposed exterior appearance of the building would be consistent with other accessory garages that are sided in clapboard style.

IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board **approve** HP-23-02 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.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.


V. HISTORIC PRESERVATION-

Location Map

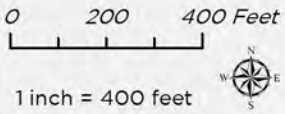


Area Map

Legend

 Case Site Location

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