

# City of Sumter Design Review Board

June 26, 2025

## HP-25-10, 13 Bland Ave. (City)

### I. THE REQUEST

<b>Applicant:</b>	Wilkes Builders, LLC
<b>Status of the Applicant:</b>	Authorized Agent for Property Owner
<b>Request:</b>	Design Review approval for construction of a new 2,300 sq. ft. raised slab single-family home with an attached garage.
<b>Location:</b>	13 Bland Ave.
<b>Present Use/Zoning:</b>	Undeveloped / Residential-9 (R-9)
<b>Tax Map Reference:</b>	228-09-02-079
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential / Residential-9 (R-9) South – Residential / Residential-9 (R-9) East – Park / Residential-9 (R-9) West – Residential / Residential-9 (R-9)

### II. BACKGROUND

13 Bland Ave., shown in the photo to the right, is an undeveloped parcel adjacent to the Swan Lake-Iris Gardens Park. The applicant intends to construct a single-family residence and attached garage.

The style of home proposed by the applicant is identical to the home recently constructed at 43 Bland Ave. (*43 Bland Ave. is outside the Swan Lake Overlay District*). The applicant is also in the process of renovating the existing residence at 11 Bland Ave., renovations at 11 Bland Ave. are not subject to Design Overlay Review.



## 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 9 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 photograph shows the current conditions at the site.



**Figure 1 - 13 Bland Ave. site**

The Swan Lane Overlay District is unique in that the overlay standards apply only to the lots on the east side of Bland Ave. around Swan Lake-Iris Gardens Park. There are seven (7) total lots subject to Overlay District review on Bland Ave, with six (6) having established residences as shown on page 2 of this report.

While the overall housing style of Bland Ave. is diverse, much of the diversity comes from the west side of the street that is not subject to review. The sic (6) lots that are subject to review are generally characterized as Ranch styles, with some elements of Minimal Traditional.





**Above:** 11 Bland Ave.



**Above:** 15 Bland Ave.



**Above:** 19 Bland Ave.



**Above:** 29 Bland Ave.



**Above:** 33 Bland Ave.



**Above:** 35 Bland Ave.

### PROPOSED SCOPE OF WORK:

The applicant proposes to perform the following work:

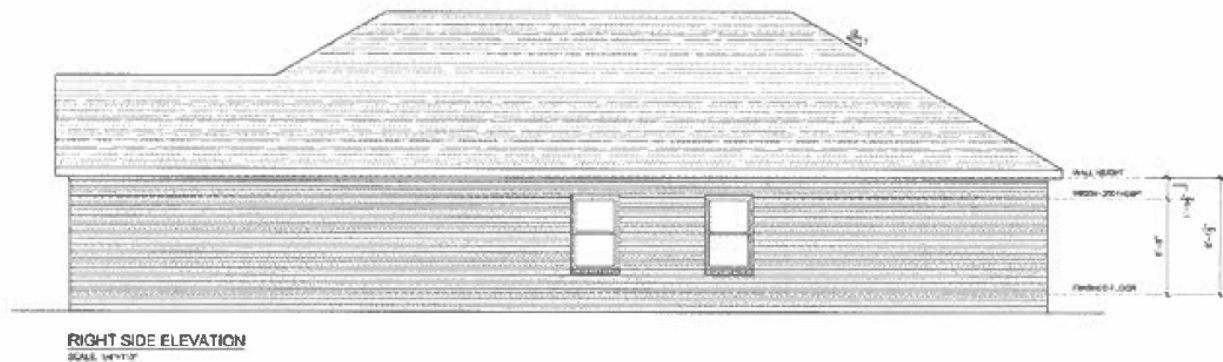
1. Construct a new +/- 2,300 sq. ft. raised slab single family home with an attached garage (size inclusive of all porches).

Drawings submitted by the applicant detailing the proposed style of the residence are shown on the following pages:

**Design Proposed by Applicant:**



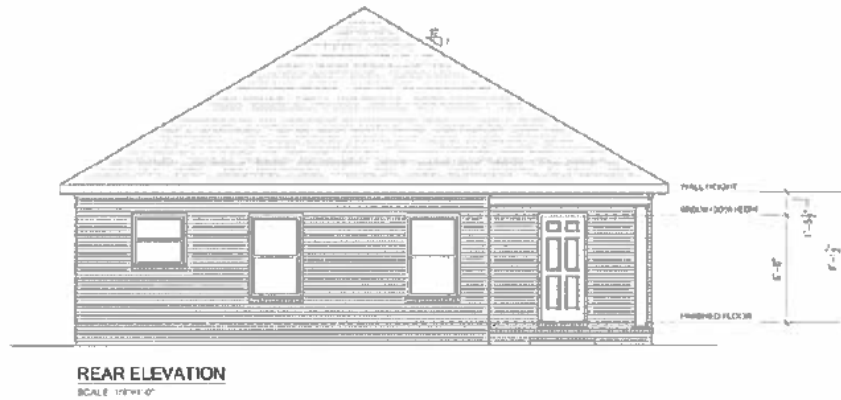
The **front elevation (above)** of the proposed structure utilizes a hip gable design with an open gable over the two-car garage. The front porch has two column supports. Proposed roofing material will be black architectural shingles. The proposed siding will be brick veneer.



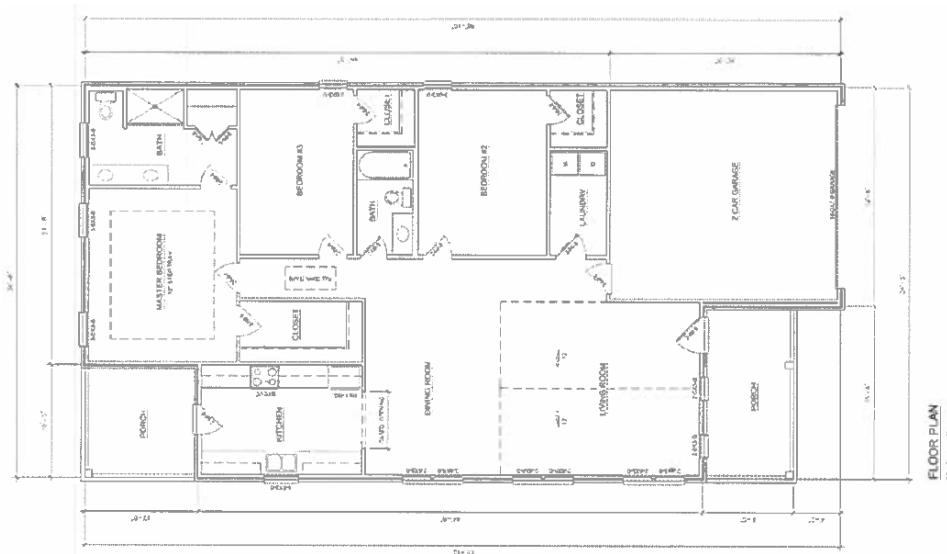
The **right elevation (above)** will face an adjacent residence on Bland Ave. The design features two 1-over-1 windows massed in the center.



The **left elevation (above)** will face an adjacent residence on Bland Ave. It features three paired 1-over-1 windows and a smaller 1-over-1 window in the kitchen. This elevation also features a rear porch area at the corner of the structure.



The **rear elevation (above)** incorporates a screen porch, a pair of 1-over-1 windows, and a smaller 1-over-1 window in the bathroom.



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



**Figure 2** - Home at 43 Bland Ave. Built with design plans proposed for 13 Bland Ave. (43 Bland Ave. is outside the Swan Lake Overlay District)

## Secondary Alternative Design:

The applicant has provided a second alternative design plan which, while not the preferred alternative, has been submitted to expedite decision-making if necessary. The secondary alternative does not include an enclosed garage, orients the house with the wide side facing Bland Ave, and is of a dramatically different style (chalet-style) from the primary alternative. Exterior materials would include a combination asphalt shingle and standing seam metal roof, stone on the front façade, and board & batten siding on the remaining exterior sides. Windows are proposed to be primarily double hung 6 over 1, with a combination of grouped and ungrouped configurations.





## 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 proposed structure is a simple, straightforward design. The principal design element that the proposed structure proposes is a two-car garage which extends slightly beyond the covered front porch. This architectural feature results causes the style to be most commonly referred to as a “snout house”.

A snout house’s exterior design emphasizes what is typically the least attractive element of a house: the garage. Snout houses can convey the message that cars, not people, occupy the neighborhood. As a result, such developments are less friendly to pedestrians.

While dictating what constitutes a good-looking house is not the mission of the Design Review Board, it is reasonable to encourage residential construction where the residence — not garage, shed or storage unit — is the focus.

### ***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 is capable of meeting the Design Review guidelines and City Ordinance requirements regarding setback, orientation, and spacing.

## ***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 slightly raised slab. 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 12:7, 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 at least 1 foot above grade. The other units on Bland Ave are also single-story configurations, though the floor height of each varies somewhat.

***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.

However, the proposed garage placement that makes the house a ‘snout house’ does distract from the porch as the focal point of the front façade (see analysis for Sections 6.2(a) and 6.2(b) on page 7 of this report).

***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.

***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 presence of the proposed two-car garage, these details are muted (see analysis for Sections 6.2(a) and 6.2(b) on page 7 of this report).

***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 brick) and trim (white painted wood) are consistent with the Design Review Guidelines.

### III. STAFF RECOMMENDATION

Staff recommends no additional conditions of approval *if* the Design Review Board approves this request.

Construction of a single-family residence construction meets the intent of the Swan Lake Overlay District, and the use is compatible with the district's overall development pattern. The Design Review Board should consider compatibility with Swan Lake-Iris Gardens Park as its major criteria in meeting the District's purpose of maintaining the character of the surrounding landscape and structures.

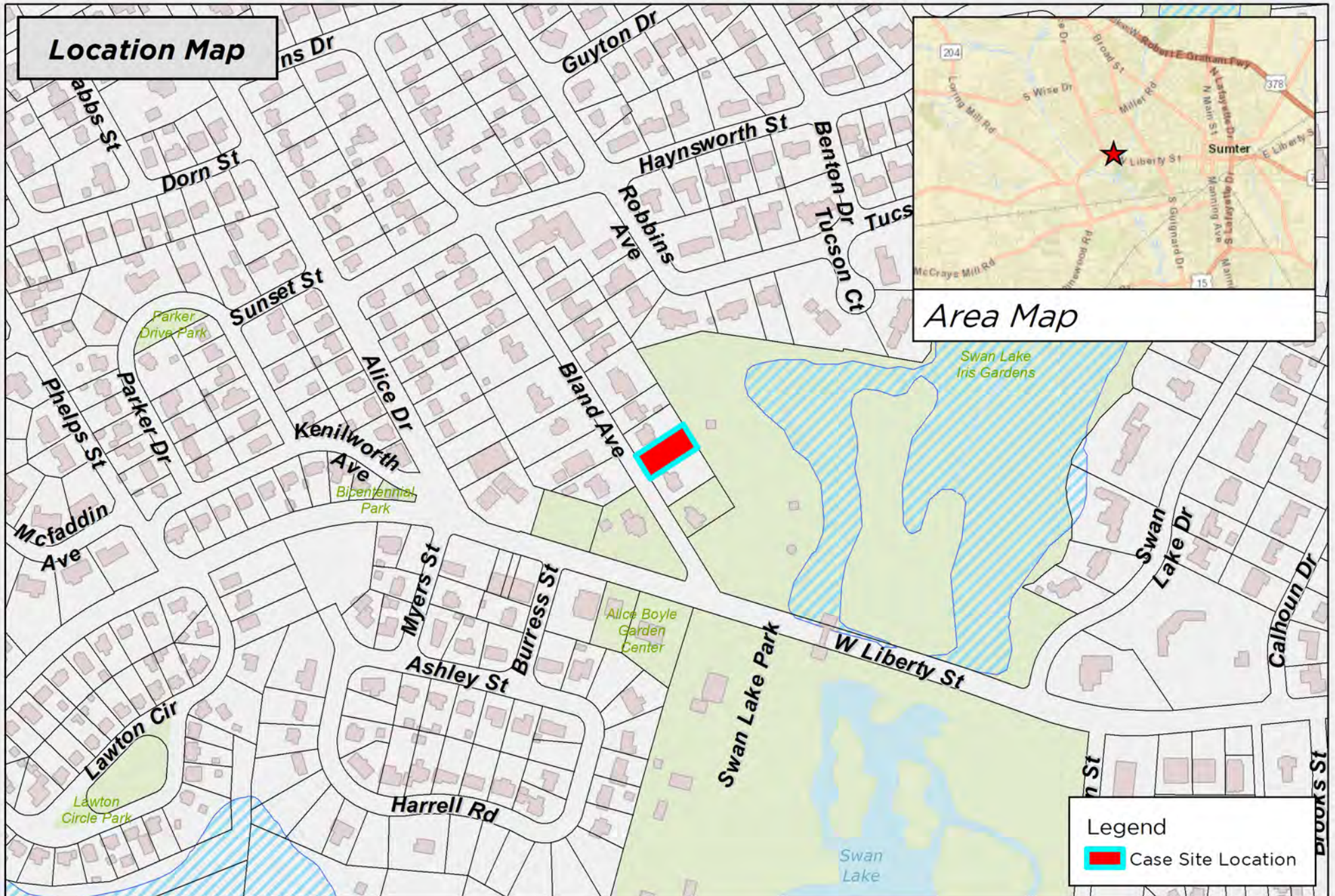
### IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-25-10 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-25-10.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

### V. DESIGN REVIEW BOARD – JUNE 26, 2025



## Location Map

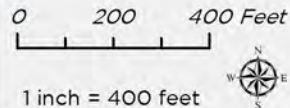


## Area Map

## Legend

 Case Site Location

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HP-25-10  
13 Bland Ave, Sumter, SC 29150  
Tax Map # 228-09-02-079