

# City of Sumter Historic Preservation Design Review

April 22, 2021

HP-21-09, 80 Calhoun Pl.

## I. THE REQUEST

<b>Applicant:</b>	Dennis Kern
<b>Status of the Applicant:</b>	Authorized Agent for Property Owner
<b>Request:</b>	Request for Design Review approval for construction of an 1,840 SF single family home with attached two-car garage and roof mounted solar panels.
<b>District</b>	Hampton Park Historic District
<b>Location:</b>	80 Calhoun Place
<b>Present Use/Zoning:</b>	Undeveloped Residential / PD
<b>Tax Map Reference:</b>	228-81-01-008
<b>Adjacent Property Land Use and Zoning:</b>	North – Single-Family Residence / PD South – Single-Family Residence / PD East – Single-Family Residence / PD West – Duplex Residence / PO

## II. BACKGROUND

The applicant is requesting Design Review Approval for an additional/alternate architectural design plan for one of four (4) single-family detached residential structures to be located along Calhoun Place off of W. Calhoun St. This property originally received HP Design Review approval in 2008 (HP-08-13) with four (4) unique but complementary designs identified for the four (4) lots to be developed. The request was later amended and approved for an alternate design for the parcel located at 10 Calhoun Pl. The



development and is a residential infill project within the Hampton Park Historic District.

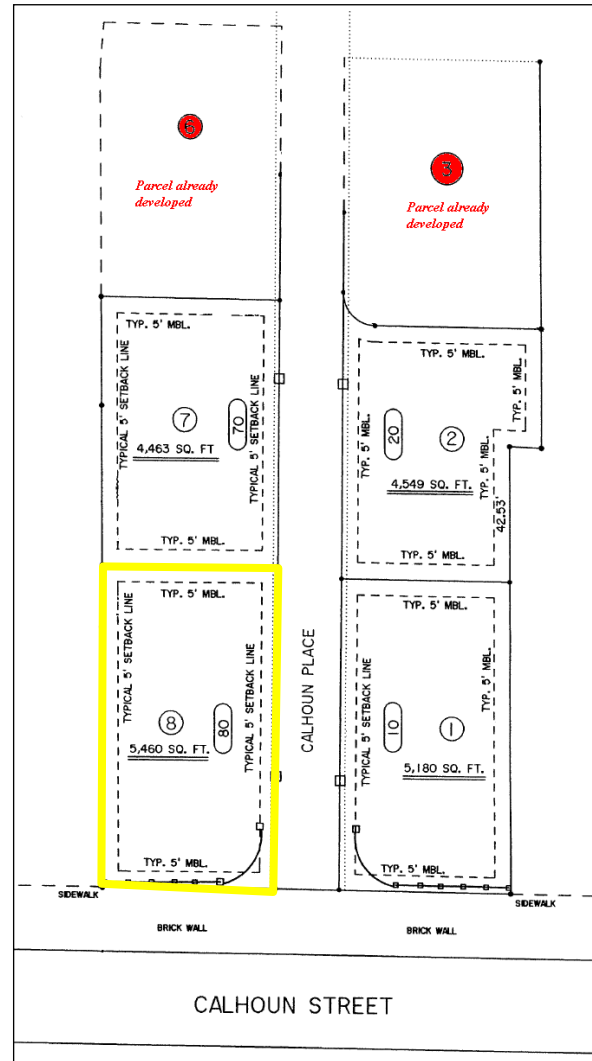
ARCHITECTURAL/HISTORIC CONTEXT:

Under a plan approved in 1991, the property formerly known as 315 W. Calhoun St. was to be developed for 8 single-family detached units, each on its own parcel. 2 of the original 8 parcels, located at the rear of the site, were developed prior to the adoption of the current design guidelines manual and more closely resemble contemporary residential structures commonly found in new subdivisions rather than in the Hampton Park Historic District.

Since approval of the 1991 development plan, new guidelines were adopted that emphasize design standards more compatible with the existing character of Hampton Park. The third residence constructed in the development obtained design review approval in 2008, based on an alternate design to those approved in 1991 that was more in keeping with the architectural character and context of the District.

The site plan to the right shows how the remainder of the parcel was subdivided following construction of the two residences at the rear of the site. As a condition of the planned development, the residences placed on lots #1 and #8 must be oriented towards W. Calhoun St. This request is for Lot #8 (highlighted in yellow). Each of the architectural designs planned for this development have been selected in an effort to compliment the Hampton Park district while providing adequate floor area.

There are no contributing structure to the National Register Historic District-eligible Hampton Park Historic District or City-designated Hampton Park Historic Overlay District currently on the site.



SITE PHOTOS:

The following photographs show the existing site and the previously constructed adjacent dwelling located at 10 Calhoun Pl.



*Site Front (south) as viewed from Calhoun St.*



*Site as viewed from intersection of Calhoun St. and Calhoun Pl.*



*Site Rear as viewed from rear*



*Site Side (east) as viewed from rear*



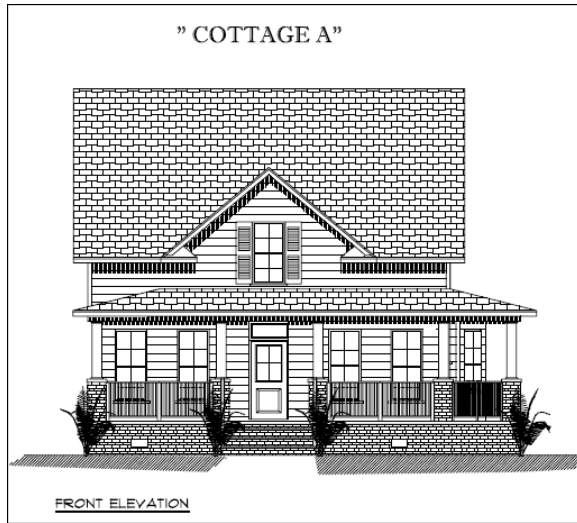
*70 and 80 Calhoun Pl. as viewed from rear of Calhoun Pl.*



*Existing residence at 10 Calhoun Pl.*

## Original Design Approval

The following elevations shows the primary façade and visible secondary facade for Lot #8 (80 Calhoun Pl.), as approved under HP-08-13.



*Left: The current design approved for 80 Calhoun Pl. includes one dormer on the second story, 4-over-4 window configuration, traditional front door with transom and front /side wrap-around porch. Proposed roofing material will be architectural shingle. The siding would be fiber cement siding with embedded color, and a brick foundation.*

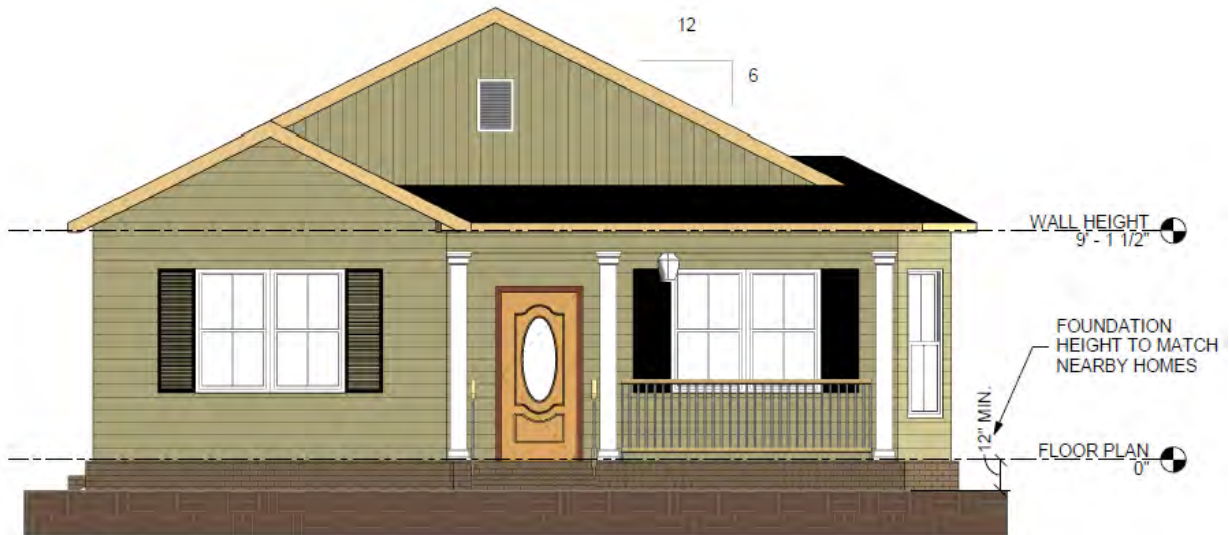
*Below: The right side of the structure is oriented towards Calhoun Place. More contemporary elements such as the attached garage would not be readily visible to passing traffic on W. Calhoun St.*



**Proposed Design**

The following elevations shows the revised façade and visible secondary facade for Lot #8 (80 Calhoun Pl.), as proposed by this request.

**Isometric Rendering of Proposed Design**



1 FRONT ELEVATION  
A3.0 1/4" = 1'-0"

The **front elevation (above)** proposed structure has cross-gable ends with horizontal siding, 4-over-4 side by side window configuration, front door and front/side wrap-around porch with two column supports. Proposed roofing material will be black architectural shingles. The proposed siding will be fiber cement siding (hardie plank) painted Honed Soapstone (SW 9126). The foundations will be constructed of brown brick. The rear elevation shown on the next page continues with horizontal lap siding and features a single paned window on the left side.



4 RIGHT ELEVATION  
A3.0 1/4" = 1'-0"

The **right elevation (above)** as shown below will be oriented towards Calhoun Place (east). The more contemporary elements such as the attached garage will not be readily visible to passing traffic from W. Calhoun St. The design features a bay window configuration which provides additional windows and a roof configuration which breaks up the plane of the building.



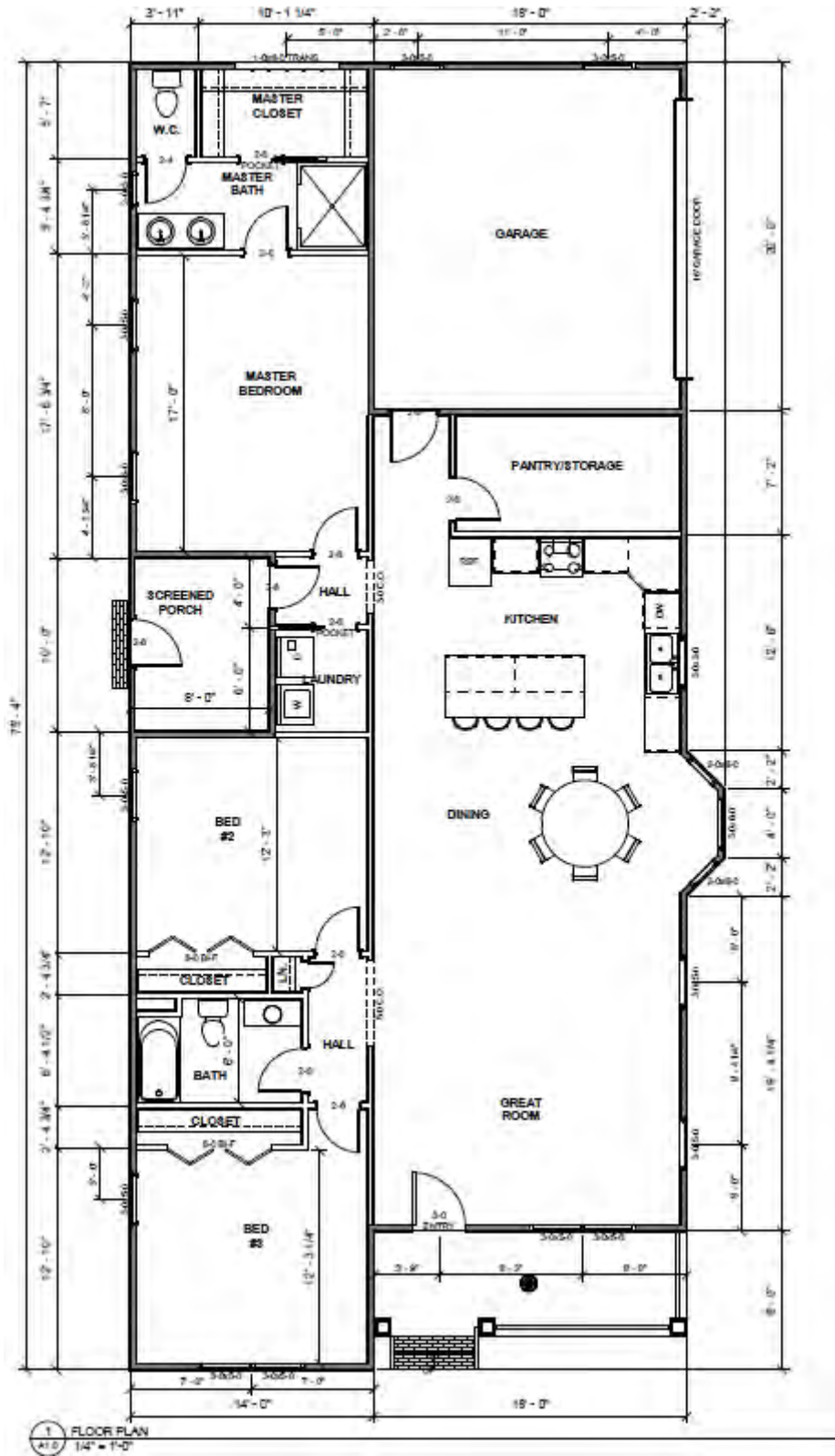
3 LEFT ELEVATION  
A3.0 1/4" = 1'-0"

The **left elevation (above)** will be oriented to the west. It features a recessed screen-porch entrance.



2 REAR ELEVATION  
A3.0 1/4" = 1'-0"

The **rear elevation (above)** continues with horizontal lap siding. The applicant has indicated windows, though staff would be supportive of no windows on this elevation.



The proposed **Floor Plan** illustrates the recessed front porch, recessed screen porch on the left elevation and proposed room configuration.

PROPOSED SCOPE OF WORK:

The proposed project includes construction of a new 1,840 sf single-family dwelling with attached two-car garage.

*Paint Colors:*

The applicant is proposing to paint all trim White (exact shade has not been provided), and all building walls Honed Soapstone (SW 9126). Black Shutters (exact shade has not yet been provided) are proposed for the front façade windows.



Design review approval is required prior to undertaking the proposed changes.

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 that draws inspiration from elements of shotgun-style houses. While it lacks the shotgun-style floor plan, the entire structure, including the attached garage, is perpendicular to the street, and follows the slim profile characteristic of the style.

By altering the floorplan and incorporating more modern materials, the structure avoids conveying a false historic character, and will be easily identifiable as a non- historic structure.



The principal design element that the newly proposed structure borrows from traditional residential design is the inclusion of 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.

The proposed design also modifies a traditional design element of residential structures in the area through the inclusion of a side loading attached garage. Garages in the Hampton Park area are typically detached or not present on the site at all. In this design, the garage is built flush with the structure, and is designed to appear to be a continuation of the residential dwelling. By not including a secondary structure, this design seeks to preserve the dwelling as the primary visual focal point.

### **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, which differs from the previously approved design, which was a two-story configuration. The units to the east and west of the proposed site are single-story configurations, though the roof height of the duplex development to the west is steeper and higher than a typical single-story construction, and includes dormers. The proposed plans do not provide

similar visual interest to the existing approved designs or the implemented design for 10 Calhoun Pl.

As proposed, the single-family dwelling will be 32 ft. wide. Neighboring structures are generally smaller in width at their front setback, but typically expand to larger widths of 40-50 ft. throughout the building. The result of the applicant's proposed layout is a substantially thinner building than is typical in the area. To mitigate this effect, the applicant has proposed a bay window configuration on the east façade that will provide additional visual interest. However, due to the small lot size (55 ft. in width), site development overall is constrained to the thinner, less conventional shape and design.

### ***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 6:12, which is consistent with Design Review Guidelines, and is similar in pitch to the home at 10 Calhoun Pl.

### ***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 consistent with those of adjacent residences, is at least one foot above grade, and the proposed foundation level differentiation will be accomplished through a change in material from brick to Hardie board siding. Additional detail regarding the specific materials (brick and siding) is required to fully analyze compliance with the Design Review Guidelines.

### ***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:**

The porch as submitted is 23 ft. wide, and six (6) ft. deep, with square wooden columns. The roof is consistent in material with the roofing on the rest of the structure but is at a significantly lower pitch than the dwelling's primary roof.

The configuration of the porch is spatially similar to the previously constructed home on the opposite side of Calhoun Pl, and conveys a similar, but distinct visual and architectural effect.

***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 district. The window openings for the structure are configured to match the unconventional floor plan, and as a result are not uniform in location and spacing like other homes in the district, though the intent of the Design Guidelines is met.

The applicant intends to utilize a door with oval glass glazing. While the door design does incorporate glazing, it lacks the more decorative features of doors typically found in the historic district, such as sidelights and transoms. Windows will be a vinyl material consistent with many of the newer replacement windows in the Hampton Park area.

### ***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. The applicant is proposing to achieve this result by incorporating a bay window on the east elevation, and has incorporated additional elements on the front elevation, including porch balusters, as well as vertical and horizontal siding.

### ***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:**

Additional detail regarding proposed colors and materials is required to fully evaluate compliance with the Design Review Guidelines.

**III. STAFF RECOMMENDATION:**

Staff recommends **approval** of this request.

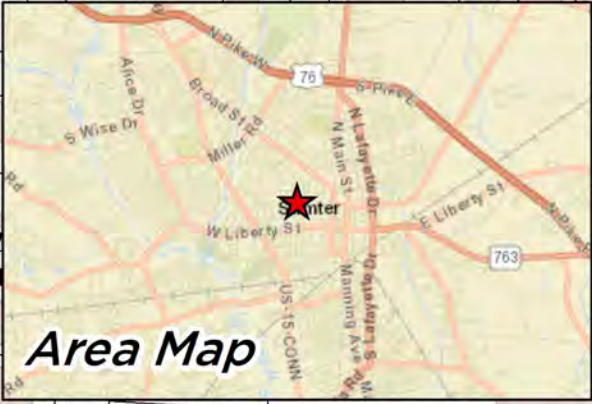
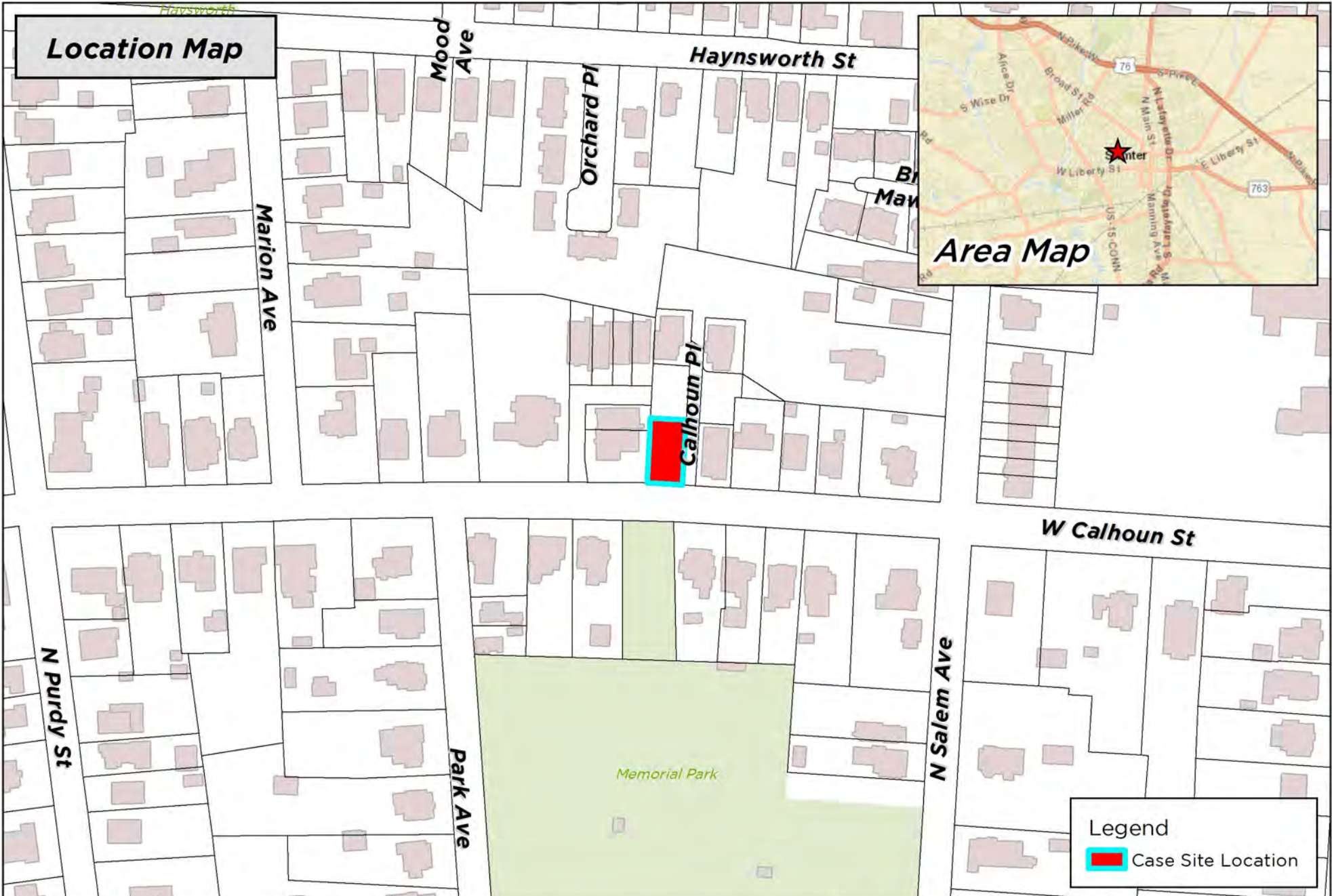
While the proposed design for 80 Calhoun Pl. represents a major alteration from the previously-approved designs for the Calhoun Place development. The proposed structure generally meets the requirements set forth in the design review guidelines. Distinct from virtually all previous infill development in the District, this proposal makes a strong and successful effort to capture historic orientation and architectural elements of traditional early to mid-twentieth century shotgun houses while the construction is clearly modern in style and would not be confused with historic structures

**IV. DRAFT MOTION**

- 1) I move that the City of Sumter Design Review Board **defer action on** HP-21-09.
- 2) I move that the City of Sumter Design Review Board **approve** HP-21-09 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.
- 3) I move that the City of Sumter Design Review Board **deny** HP-21-09.
- 4) I move that the City of Sumter Design Review Board enter an alternative motion.

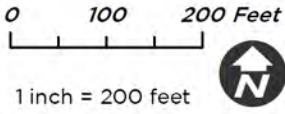
**V. DESIGN REVIEW BOARD – April 22, 2021**

# Location Map



**Legend**  
 Case Site Location

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HP-21-09  
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