

# Historic Preservation Design Review

March 24, 2011

HP-11-10, 325 W. Calhoun St. (City)

## I. THE REQUEST

**Applicant:** Hunter Builders, Inc.

**Status of the Applicant:** Contractor, Agent for Property Owner

**Request:** Design review for a proposed metal fence in the front yard

**Location:** 325 W. Calhoun St.

**Present Use/Zoning:** Office building under construction/PO (Professional Office)

**Tax Map Reference:** 228-06-03-053

**Adjacent Property Land Use and Zoning:** North – Residential/R-6/Hampton Park HD  
South – Residential/ R-9/Hampton Park HD  
East – Residential/ PO - Hampton Park HD  
West – Residential/R-9 /Hampton Park HD

## II. BACKGROUND

This property was previously reviewed and the new office building approved under HP-09-07 in March, 2009. This case file will be available for reference at the meeting.

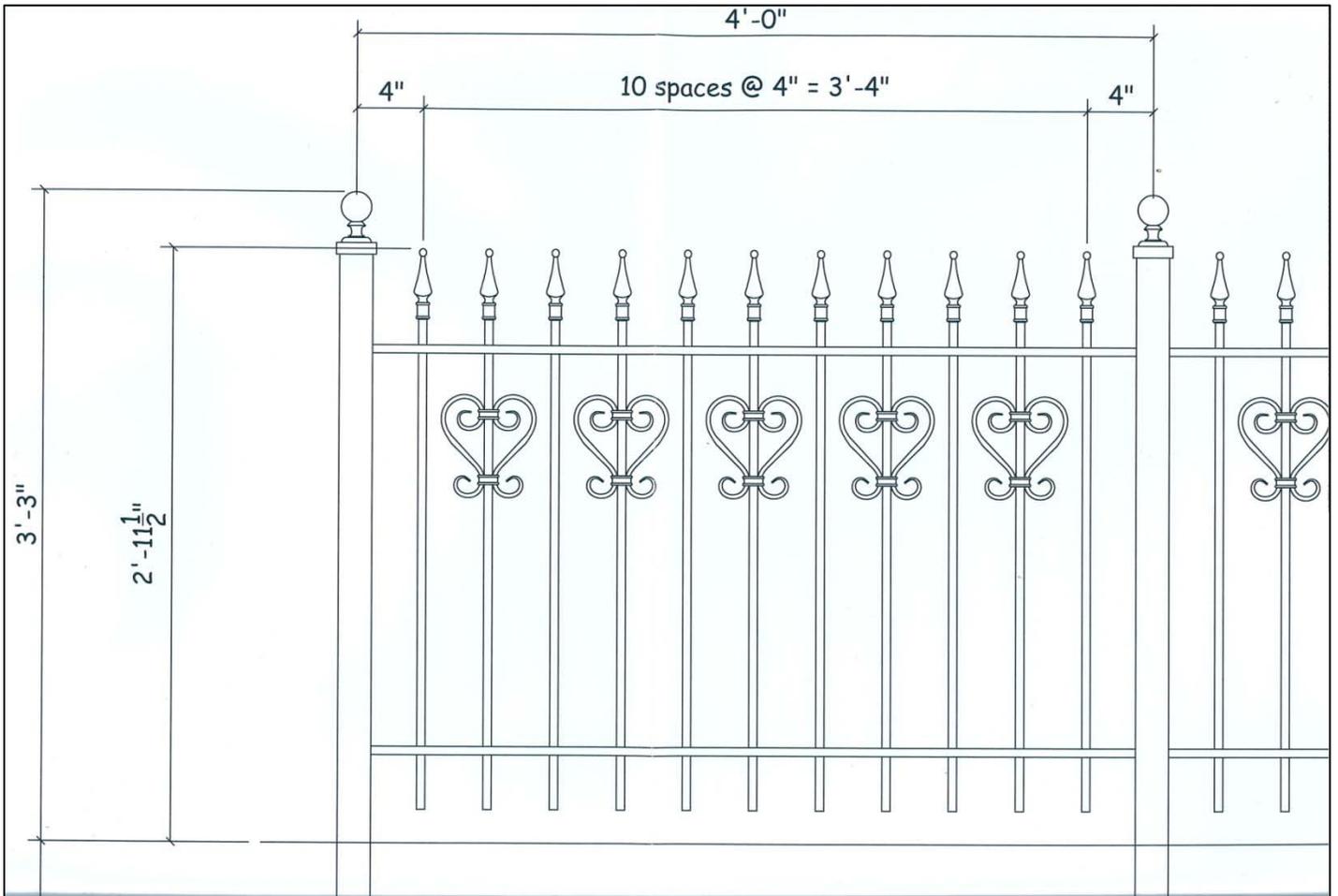
The applicant is requesting Design Review approval for a proposed metal fence in the front yard of a commercial office. The original plan was to repair the existing fence but this has been found to not be feasible. The proposed fence will be very similar to what was on the property.

### Historic Context

The property was vacant for a number of years before this office was proposed, and was the site of a commercial business. It was not listed on the 1980 Inventory and there are no historic records for the property. The original fencing is deteriorated and unable to be repaired, as shown in the photographs at the top of the next page.



The applicant's submitted design proposal shows a 3'3" ft. tall iron fence as shown in the diagram, which is of a similar design to the old fence. Scrollwork elements have been recaptured but have been reduced in size, and finials match the original. The fence will be finished in black.



The property is commercial in nature but the site has been designed to be compatible with the surrounding residential uses. The office building under construction is commercial in scale but more residential in appearance. Therefore the fence should be evaluated under the guidelines for residential fencing.

The *Design Review Guidelines Manual* states:

**#42) PRESERVE HISTORIC FENCE AND RETAINING WALL MATERIALS**

**Normally Required**

**a. Original historic fence and retaining wall materials should be preserved and maintained.**

Few buildings in the residential historic districts have fences installed on the primary facade adjacent to the sidewalk. Most of those that presently exist are some type of brick fence or of modern wrought iron. Historic fencing materials such as cast iron or open weave brick are rarely found in the districts. Those that exist are important defining elements of a residence and should be preserved and maintained.

While the existing fence is historic in style, its age can not be determined exactly. It may or may not be original. It is clear that the design and location of the old fence is appropriate, and the proposed fence is very similar and will be installed in the same location, in deference to the residential nature of the area.

**#43) THE ADDITION OF HISTORIC FENCE DESIGN AND MATERIALS IS APPROPRIATE**

**Normally Required**

**a. Fences may be erected along all four property lines of a residence. The most appropriate fencing material at the sidewalk or property line on primary facades is wood in historic picket designs.** Other allowable fence materials are open weave brick designs or cast iron.

**b. Wooden plank fences, solid wall brick fences, and chain link fences and other metal designs shall not be installed at the sidewalk or property line on primary facades.** Wooden plank fences and solid wall brick fences may be added on the side property lines of residences located on corner lots adjacent to a street, however, chain link or other similar metal fences shall not be allowed. These fence materials may not be added on secondary or side yard property lines unless they are recessed back at least fifteen feet from the plane of the residence's primary facade.

**c. Fences at the sidewalk or property line on primary facades should not exceed 3' in height while fences on the property lines of secondary and rear facades should be no higher than 6'.** Fence heights lower than the maximum allowable height are encouraged. Fences placed along property lines on corner lot residences must follow regulations listed in the Zoning Ordinance.

The proposed replacement fence is in accordance with these guidelines.

**III. STAFF RECOMMENDATIONS**

Staff recommends approval.

**IV. DRAFT MOTIONS**

I move that the Sumter Historic Preservation Design Review Committee approve HP-11-10, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report, and with the recommended conditions.

I move that the Sumter Historic Preservation Design Review Committee deny HP-11-10.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

## **V. HISTORIC PRESERVATION DESIGN REVIEW – MARCH 24, 2011**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, March 24, 2011, voted to approve this request in accordance with the materials, photographs, and details submitted and referenced in the Staff Report.