

# Historic Preservation Design Review

February 26, 2015

HP-15-03, 202 N. Salem Ave. (City)

## I. THE REQUEST

**Applicant:** Quint & Patricia (Cleo) Klopfleisch

**Status of the Applicant:** Property Owners

**Request:** Design Review for proposed storage building

**Location:** 202 N. Salem Ave.

**Present Use/Zoning:** Residential / R-9

**Tax Map Reference:** 228-06-03-074

**Adjacent Property Land Use and Zoning:** North – Residential / R-6  
South – W. Calhoun St. & Residential / R-6  
East – Salem Ave. & Residential / R-6  
West – Residential / R-9

## II. BACKGROUND

The applicant is requesting design review approval for construction of a 200 square foot storage building to be located in their rear yard on the corner of W. Calhoun St. and N. Salem Ave.



**Above:** Existing Façade (front on Calhoun St. and Salem Ave. side)

**Architectural/Historic Context**

This structure is an attractive traditional two-story Victorian house of unknown age that contributes to the architectural diversity of the district. It is located within the Hampton Park Design Review District, and as such, any proposed exterior changes must be reviewed and approved by the Historic Preservation Design Review Committee.

**Scope of Proposed Work:**

The graphic below indicates the location of the storage building that the applicant proposes to be constructed at the rear of the property:



The plan is to construct a 20' x 10' storage building flush with an existing smaller (8'x10') shed. The paint and trim color of the new storage building is to match the house colors, and an asphalt shingle roof is also to match the house roof. The storage building will be located in the area indicated by the *arrow* above.

*Below:* Photos of rear yard where structure is to be placed (*arrow* indicates location).



The proposed changes are analyzed below using the *Design Review Guidelines Manual* to determine their compatibility with the intent of the ordinance:

- **Construction of a 200 square foot building for storage.**

#### NEW RESIDENTIAL CONSTRUCTION

##### *#80) NEW CONSTRUCTION SHOULD BE OF ITS PERIOD AND HISTORIC REPRODUCTIONS SHOULD BE AVOIDED*

###### *Normally Required*

*a. New construction in historic residential areas should be of its period and direct replication of historic designs should be avoided. Successful new construction in historic residential areas repeats the basic design elements inherent in the district but creates different forms of expression. Direct reproductions are discouraged since they may cause observers to confuse a new building for a historic building. No building should be constructed in Sumter that imitates ante-bellum architectural styles. Such buildings would reflect a time period which precedes Sumter's growth and development.*

##### *#91) MATERIALS FOR NEW CONSTRUCTION SHOULD BE COMPATIBLE WITH HISTORIC MATERIALS*

- *The storage building meets the design guidelines and is compatible with the district.*

### **III. STAFF RECOMMENDATION**

Staff recommends approval of this request. The proposed project generally meets the requirements set forth in the design review guidelines.

### **IV. DRAFT MOTION**

I move that the Sumter Historic Preservation Design Review Committee approve HP-15-03, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with the intent of the Design Review Guidelines.

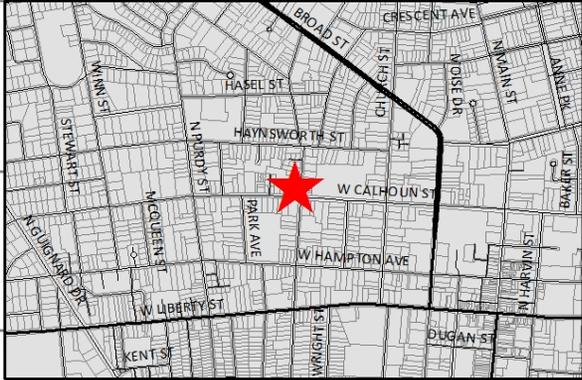
I move that the Sumter Historic Preservation Design Review Committee deny HP-15-03.

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

### **V. HISTORIC PRESERVATION – FEBRUARY 26, 2015**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, February 26, 2015, approved this request in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with the intent of the Design Review Guidelines #s 80 and 91.

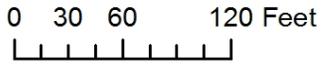
# Location Map



**Legend**

 HP-15-03

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Geographic Information Systems (GIS)  
February 4, 2015

HP-15-03  
202 N. Salem Avenue, Sumter, SC  
Tax Map #228-06-03-074