

# Historic Preservation Design Review

January 26, 2012

HP-11-30, 29 Park Ave. (City)

## I. THE REQUEST

**Applicant:** Elizabeth U. Wiles

**Status of the Applicant:** Property Owner

**Request:** Design Review for proposed 4 ft. tall wooden picket fence around the front yard transitioning to a 6 ft. tall wooden privacy fence in the rear yard.

**Location:** 29 Park Ave.

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

**Tax Map Reference:** 228-11-02-002

**Adjacent Property Land Use and Zoning:** North – Residential/R-9  
South –Residential/R-9  
East – Residential/R-9  
West – Park Ave. & Residential/R-9

## II. BACKGROUND

In December 2011, the applicant began constructing fencing around the parcel under review without review approval and necessary permits. When the applicant was served with notice that review and approval is required from the Historic Preservation Design Review Committee in order to construct fencing, work was halted and application was made to the Board. The applicant is now requesting design review approval to complete construction of the 6 ft. tall privacy fence in the rear yard and the 4 ft. tall picket fence with 2 in. slat spacing in the front yard of the dwelling.

### Architectural/ Historic Context

Constructed in 1936, 29 Park Ave. is a 1,380 sq. ft. dwelling that exhibits Tudor/English Cottage architectural influenced. The dwelling is situated near the north-westernmost edge of Memorial Park near the intersection of W. Calhoun St. and Park Ave.



Compared with the large Tudor-style country residences that appeared in the late 19th century that echoed medieval English styles, modern Tudor/English cottages are much smaller and more streamlined. Characteristics commonly incorporated included the steeply pitched roof and cross-gables, large stone or brick chimneys often at the front of the house, and small-paned bands of casement windows. Entries were often front-facing gables with a catslide roof that was steep and straight on one side and artistically curved on the other. Doorways were often arched or half-round with ornate hardware and exterior lighting. The dwelling at 29 Park Ave. does exhibit some of these architectural characteristics; however it is evident that there have been changes to the exterior of the structure over the years that may have obscured or replaced some of these defining features.

This structure was not included in the 1980 Historic Resources Survey Inventory for the Hampton Park Neighborhood, however due to its location within the Hampton Park Neighborhood Historic District Overlay, design review is required.

**Scope of Proposed Work:**

As shown in the graphic below, the proposed fencing will be located to the front and rear of the dwelling.



The *Design Review Guidelines Manual* states:

**#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 of property line on primary façades is wood in historic picket designs.

**b. Wooden plank fences, solid wall brick fences, and chain link fences and other metal designs should not be installed at the sidewalk or property line on primary façades.** Wooden plan 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 façade.

**c. Fence heights not exceeding 3' on the property line on primary facades and 6' on the property lines of secondary and rear facades are encouraged.** Fences placed along property lines on corner lot residences must follow regulations listed in the Zoning Ordinance.

**d. Wooden split rail fences are not historic designs for urban areas of the late 19<sup>th</sup> century and are not appropriate.**

#### Front Yard Fence:

The applicant's proposal for a 4 ft. tall wooden picket fence with 2 in. spaces between slats to be located in the front yard is consistent with Guideline #43 in terms of materials. While #43.c. states that heights should not exceeding 3 ft. should be encouraged in the front yard, it goes on to further state that fencing must follow the regulations in the Zoning Ordinance. Under zoning standards, fences located in the front yard may be up to 4 ft. tall so long as they are not located within 12 in. of the street right of way. The applicant has selected the height of 4 ft. in order to allow their dog to be in the front yard while the applicant undertakes gardening and yard care activities. A 3 ft. tall fence is not high enough to contain their animal.

#### Rear Yard Fence:

The provision of a 6 ft. tall privacy fence along the side and rear property lines of an interior lot is consistent with guideline #43. Additionally, the 6 ft. fence portion begins behind the front plain of the dwelling and is not intrusive from the street level.

### **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-11-30, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and based on compliance with Design Review Guideline #43, as well as the regulations of Article 4 of the City of Sumter – Zoning & Development Standards Ordinance.

### **V. HISTORIC PRESERVATION – JANUARY 26, 2012**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, January 26, 2012, voted to approve this request in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and based on compliance with Design Review Guideline #43, as well as the regulations of Article 4 of the City of Sumter – Zoning & Development Standards Ordinance.