

City of Sumter

Historic Preservation Design Review

April 28, 2022

HP 22-05 24 Park Ave.

I. THE REQUEST

Applicant:	Art Bradham
Status of the Applicant:	Property Owner
Request:	Design Review approval for installation of a 6 ft. tall wood fence to screen the HVAC units, which will connect to a 6 ft. tall black coated vinyl fence located along the south side of the residence.
District	Hampton Park Historic District
Location:	24 Park Ave.
Present Use/Zoning:	Residential-9 / R-9
Tax Map Reference:	228-11-01-045
Adjacent Property Land Use and Zoning:	North – Residential-9 / R-9 South – Residential-9 / R-9 East – Residential-9 / R-9 West – Residential-9 / R-9

II. BACKGROUND

The applicant is requesting Design Review Approval for the installation of two (2) separate fence types: 6 ft. Wood Privacy Fence and 6 ft. Black Vinyl Chain-link in the Hampton Park Historic District.

The applicant intends to create a dog pen area and to screen HVAC equipment along portions of the south side yard and rear yard of the property.

ARCHITECTURAL/HISTORIC CONTEXT:

24 Park Ave is a two-story Craftsman Bungalow, constructed in the early 1900's, according to the Sumter County Assessor records. The bungalow features tapered columns that support a front gabled covered porch and roof, with a Queen Anne inspired exterior.



Based on the age of the building and its architectural design and features, 24 Park Ave. is considered a contributing structure to the Hampton Park Historic District.

SITE PHOTOS:



Above: Current building exterior conditions, viewed from Park Ave.



Above: Rear View of 24 Park Ave. Pictured: HVAC and Proposed Location for Dog Pen

SCOPE OF WORK:

The proposed project includes:

1. Installation of 6 ft. Wood Privacy Fence
2. Installation of 6 ft. Black Vinyl chain link fence.

The applicant plans to install fencing in order to 1) establish a dog pen area along portions of the south side yard and rear yard of the property and 2) screen HVAC units.

The sketch plan below will show the proposed changes and new construction:



Above: Aerial view with proposed fence lines



6 ft. Wood Privacy Fence (typical)



6 ft. Black Vinyl Chain-link Fence (typical)

Above: Fence Types

DESIGN REVIEW:

Design review approval is required prior to the proposed work. The *Design Review Guidelines Manual* states:

5.2 Fences and Walls

Fences and walls delineate property boundaries as well as distinguish private from public outdoor space. In Hampton Park several backyards are enclosed for privacy.

A. Preserve and Maintain Historic Fences and Retaining Walls

B. Choose New Fencing that enhances the architecture of the building.

- *Select a fence design that relates to the style of building.*
- *Do not exceed fence heights of 4 feet on the front property line and 6 feet on the side and rear*
- *Avoid use split rail, wood plank, vinyl, or chain link fences along prominent property lines*

Staff Analysis:

The application of wood plank and chain link fences on prominent property lines is not generally consistent with the Design Review Guidelines. The placement of the proposed fencing, in this particular case, will not be prominently visible from Park Ave. Further, a substantial amount of existing vegetation will buffer the fence line with the adjacent property to the south.

III. STAFF RECOMMENDATION:

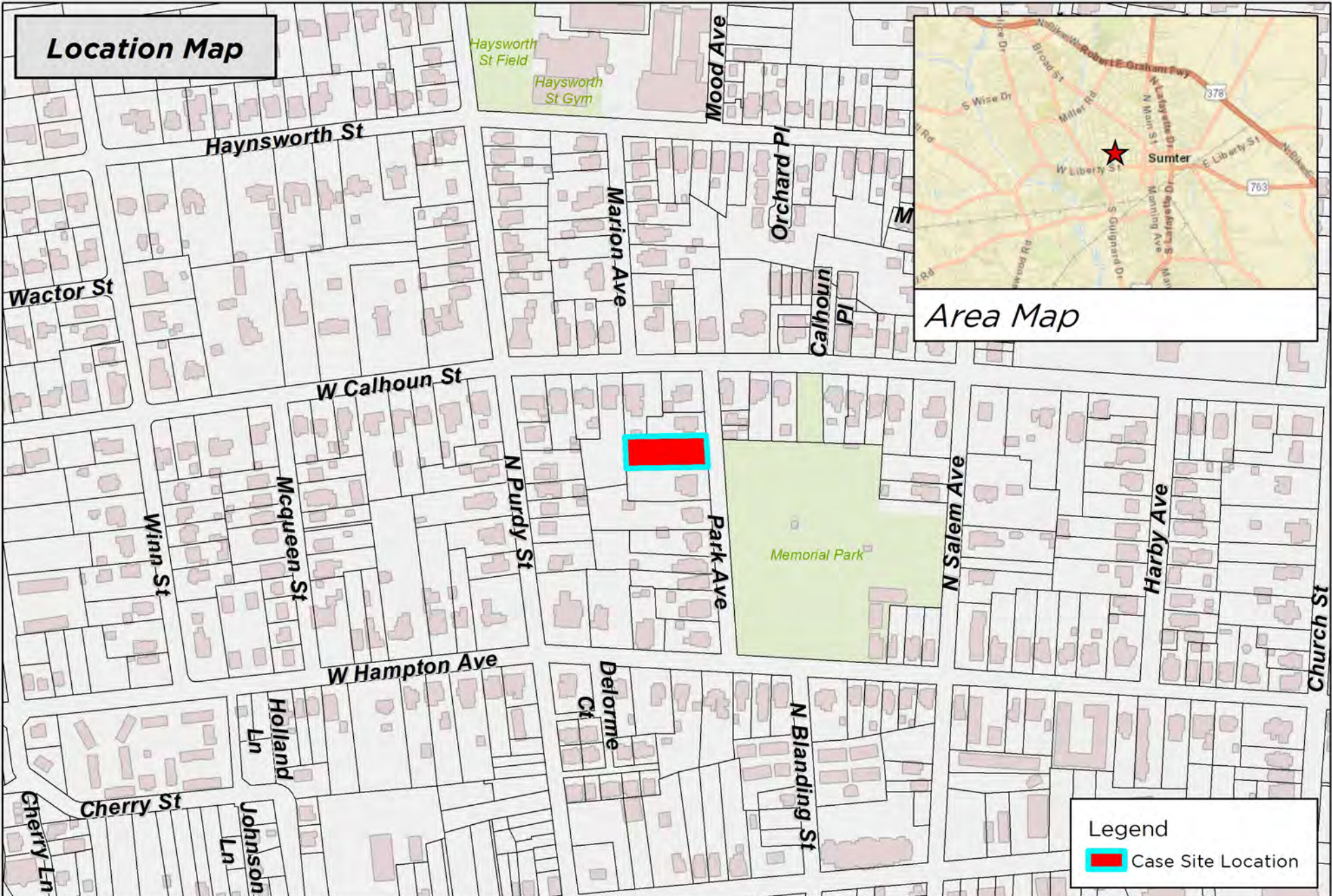
Staff recommends **approval** of this request. While the fence materials proposed are not consistent with the Design Review Guidelines along prominent property lines, the proposed placement of the fencing will not be readily visible from Park Ave. right-of-way and significant existing vegetation exists between the proposed fence line and the adjacent property to the south.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-22-03 in accordance with the materials, photographs, and construction details submitted and 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-22-03
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – April 27, 2022

Location Map

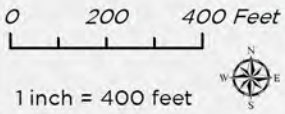


Area Map

Legend

 Case Site Location

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HP-22-05
 24 Park Ave, Sumter, SC 29150
 Tax Map # 228-11-01-045