

City of Sumter Historic Preservation Design Review

August 25, 2022

HP-22-12, 123 McQueen St.

I. THE REQUEST

Applicant: Ronald Chandler

Status of the Applicant: Property Owner

Request: Design Review for construction of a new 30 x 30 ft. (900 sq. ft.) accessory structure in the property's rear yard.

Location: 123 McQueen St.

Present Use/Zoning: Single-Family Residential / Residential-9 (R-9)

Tax Map Reference: 228-11-01-009

Adjacent Property Land Use and Zoning:
North – Residential / Residential-9 (R-9)
South – Residential / Residential-9, (R-9)
East – Residential / Residential-9 (R-9)
West – Residential / Residential-9 (R-9)

II. BACKGROUND

123 McQueen St., is shown in the photo to the right. The property contains a single-family residential dwelling and an existing accessory garage building in the rear yard. The applicant intends to construct a new 30 x 30 ft. (900 sq. ft.) accessory structure in the rear yard of the property.

ARCHITECTURAL/HISTORIC CONTEXT:

The residence at 123 McQueen St. was not assessed during the 1985



Historic Resources Survey. The Sumter County Assessor's Office lists the construction date as 1940.

The dwelling is in no particular style, though the structure contains defining elements of both the Cape Cod and Minimal Traditional styles, with a 1.5 story design and two single dormer windows facing the street, along with an open gable end roof. The front porch is supported by three wood columns.

123 McQueen St. is a contributing structure to the fabric of the Hampton Park Historic District based on its age.

There have been no prior Design Review Board actions considered or taken with regard to this property.

The following photographs show the current exterior conditions of the buildings.



Above: Front of house (as viewed from McQueen St.)



Above: Property as viewed from south (as viewed from McQueen St.)



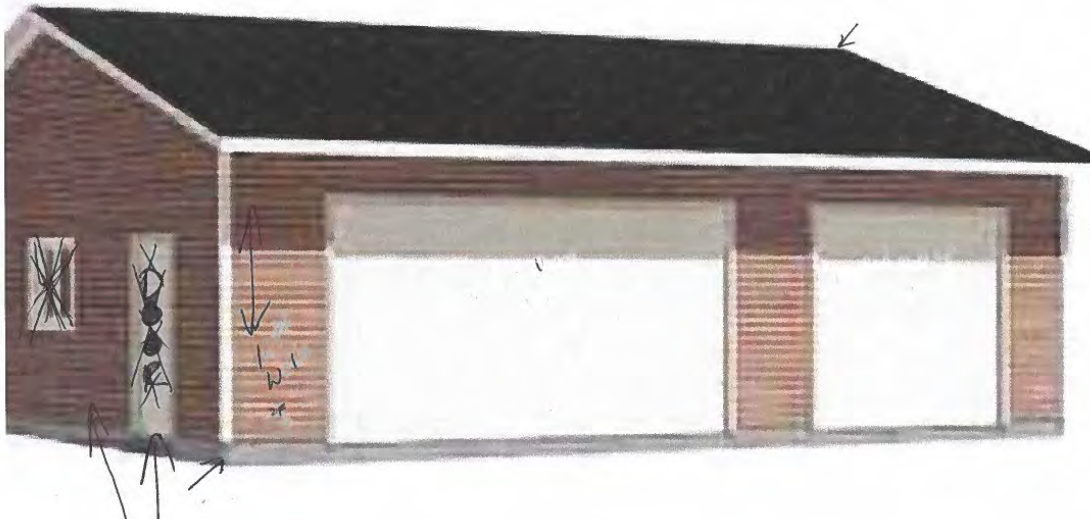
Above: Property as viewed from north (as viewed from McQueen St.)

SCOPE OF WORK:

The applicant proposes to perform the following work:

1. Construct a new 900 sq. ft. (30 x 30 ft.) accessory garage building in the property’s rear yard.

Images submitted by the applicant detailing the proposed style of the accessory structure are shown below:



The applicant has indicated that the siding of the accessory structure will be Fiber Cement lap siding in a color matching the residence with White trim. The exterior of the residence is a combination of painted brick and lap siding. Staff has reviewed the existing residence’s color and has determined that the shade is similar to #3006-10B – “Classic Buff” from the City of Sumter’s Historic Preservation Color Palette.



DESIGN REVIEW:

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

5.7 Outbuildings and Accessory Structures

- A. *Place, maintain, and preserve historic outbuildings.*
- B. *Construct new outbuildings to compliment the primary building.*
 - *Design new buildings to be subordinate to the primary structure in size, scale, and location.*
 - *Locate new outbuildings in inconspicuous locations, set behind the primary building or in the rear of the lot.*
 - *Ensure the new buildings are compatible in size, scale, materials, and roof slope.*

Staff Analysis:

As shown in the layout diagram on the following page, the applicant proposes to construct a 30 x 30 sq. ft. accessory garage building behind the principal structure. The 900 sq. ft. structure will be in an open gable style with a black architectural shingle roof. The proposed location to the rear of the principal residence will not be readily visible from the right of way on 123 McQueen St. or from any other public right-of-way.

The proposed accessory structure is compatible with the Design Review Guidelines in terms of size, scale, form, and material used.

The applicant has indicated that the color of the siding on the accessory structure will match the siding of the principal structure on the property.



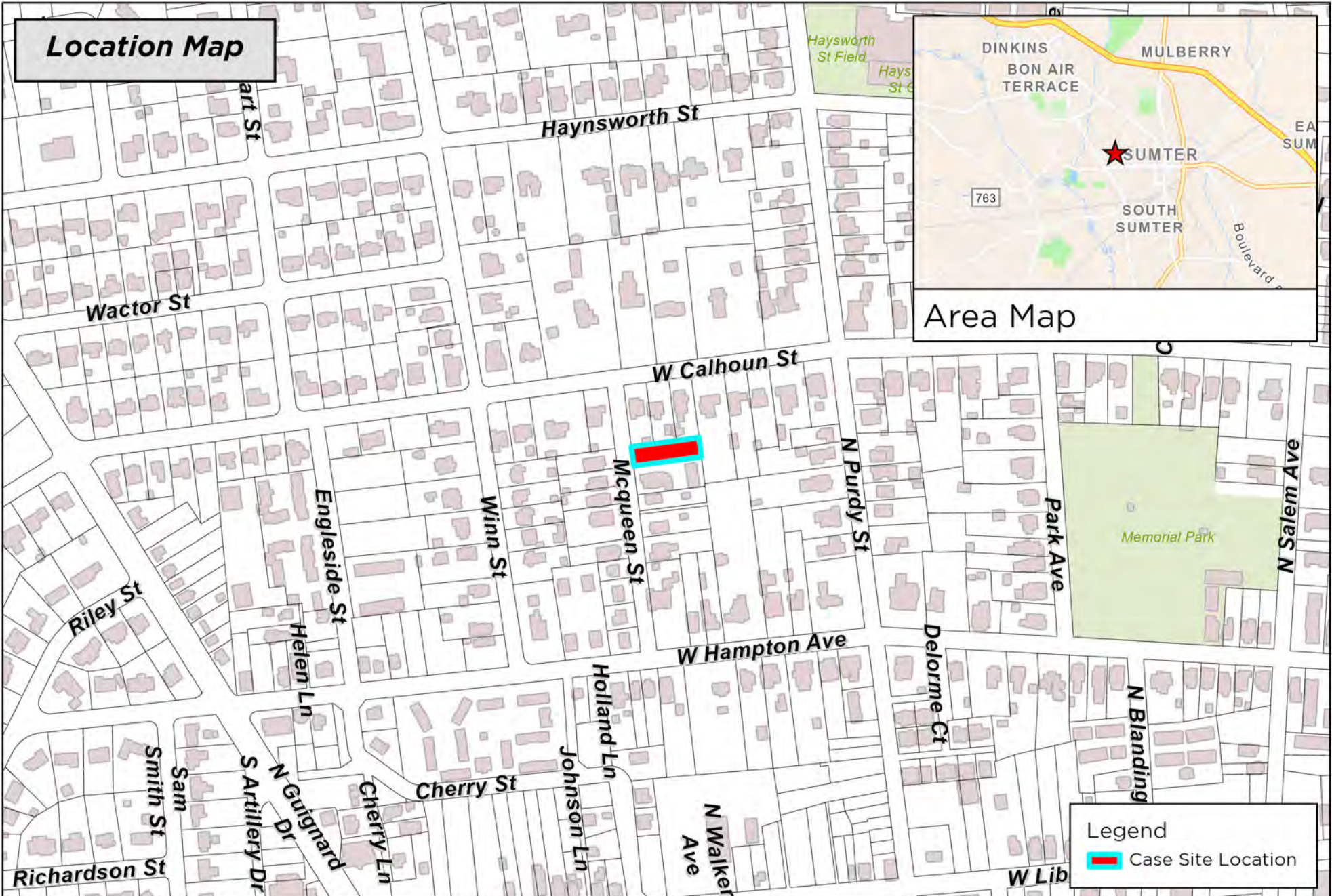
III. STAFF RECOMMENDATION

The placement location of the structure will not be readily visible from McQueen St. The proposed structure meets the criteria outlined in the Design Review Guidelines.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board ***approve*** HP-22-13 in accordance with the materials, photographs, construction details submitted and staff recommendation 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-22-13.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

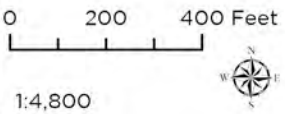
Location Map



Area Map

Legend
[Red Rectangle] Case Site Location

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HP-22-12
123 McQueen St, Sumter, SC 29150
Tax Map # 228-11-01-009