

City of Sumter Design Review Board

December 15, 2022

HP-22-18 418 West Calhoun St. (City)

I. THE REQUEST

Applicant:	Ann Roberts / Steve Gillies
Status of the Applicant:	Property Owner
Request:	Request for Design Review approval for extension of 6 ft. tall wood privacy fencing on the property's side yards and installation of a metal access gate at the driveway.
District:	Hampton Park Historic District
Location:	418 West Calhoun St
Present Use/Zoning:	Single Family Residential/ R-9
Tax Map Reference:	228-11-01-004
Adjacent Property Land Use and Zoning:	North – Single-Family Residence / R-9 South – Single-Family Residence / R-9 East – Single-Family Residence / R-9 West – Single-Family Residence / R-9

II. BACKGROUND

The Applicant is requesting Design Review Approval for extension of a wooden privacy fence at the west and east sides of the residence and installation of a gate located at the end of the driveway on the west side of the lot. The property contains a single-family residential dwelling.

ARCHITECTURAL/HISTORIC CONTEXT:

The residential structure on the lot is a two story wood framed house with stucco exterior with an asymmetrical plan and roof line. The house has elements of Spanish Revival style, which contributes to the architectural



diversity of the district. According to Sumter County Tax Assessor Records, this house was built in 1930 with major renovations in 1985. 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.

There was one prior design review which was approved in September 2019 for the installation of six-foot-tall wooden fence which enclosed the rear yard.

It is a contributing structure to the fabric of the Hampton Park Historic District based both on age and architectural details.

SITE PHOTOS:

The following photographs show the existing site and locations of proposed modifications.



Driveway entrance and fence as viewed from W. Calhoun St.



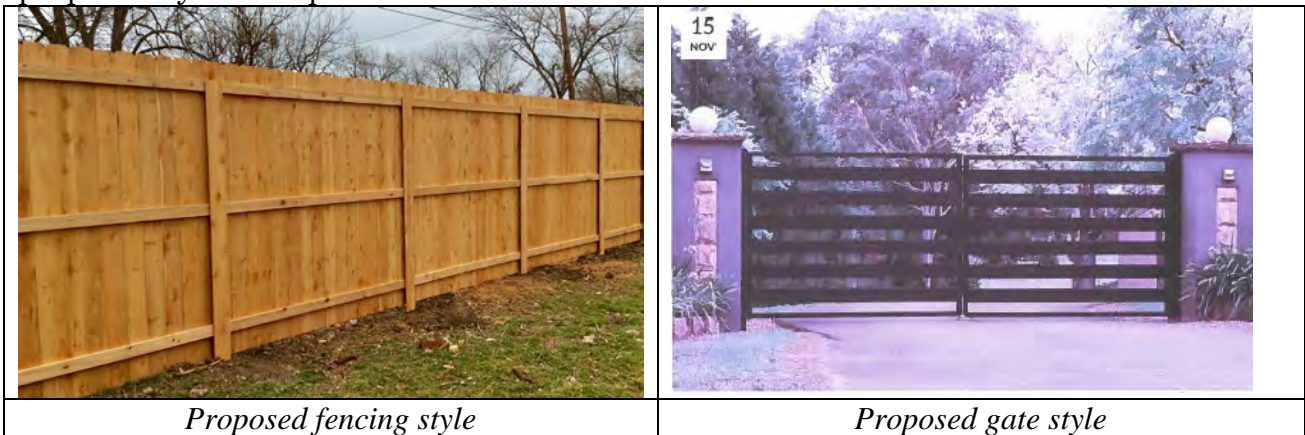
East property line and rear yard fence as viewed from W. Calhoun St.

PROPOSED SCOPE OF WORK:

The proposed project includes:

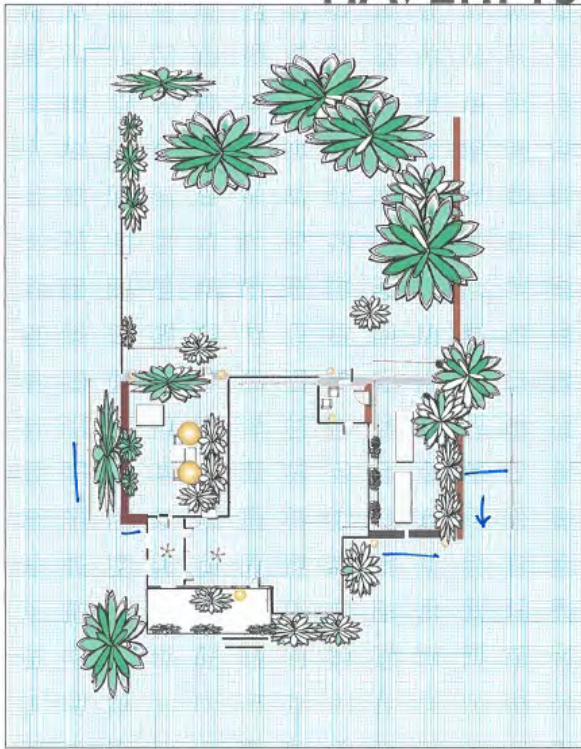
1. Extension of a wooden privacy fence at the west and east sides of the residence.
2. Add a gate located at the west side to meet their needs.

The following diagrams show the location, style, and configuration of the fences proposed by this request.



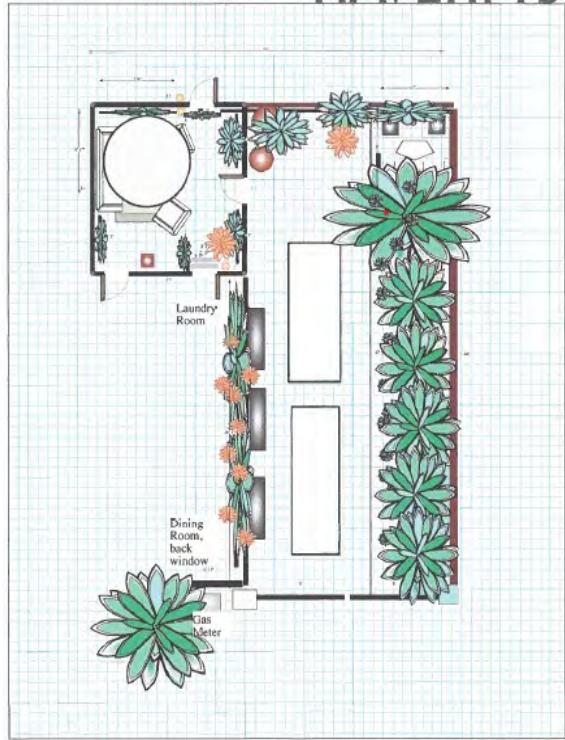
CALHOUN OVERVIEW side and back courtyard, fencing

HAVERTYS



CALHOUN Back entry patio with lattice walls, fencing and

HAVERTYS



DESIGN REVIEW:

Design review approval is required prior to the proposed work. The *Design Review Guidelines* 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.*
- *Use traditional materials to build new fences or use appropriate contemporary materials with a traditional appearance.*
- *Do not exceed fence heights of 4 feet on the front property line and 6 feet on the side and rear*

Staff Analysis:

Placement: The Sumter Design Review Guidelines state no fence on the front of the property shall not exceed 4 ft in height or 6 feet on the side of the property. The proposed fence design is consistent with the Design Guidelines in terms of location and size and is complementary with the existing fencing in other neighboring houses.

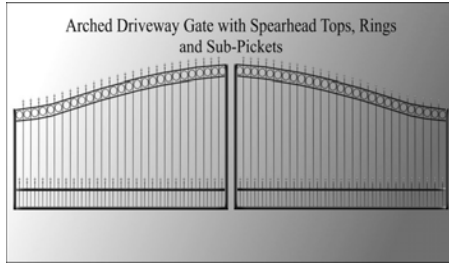
The location of the proposed gate is likewise consistent with the Design Guidelines, however the style of the gate is not consistent with the architectural style of the existing residence and fencing on the property, nor to other gates located in the Hampton Park Historic District.

III. STAFF RECOMMENDATION

Staff recommends **Conditional Approval** of this request. While the location of the fence does meet guidelines set forth in the Design Review Guidelines, the proposed gate is stylistically dissimilar to the existing fencing and structure on the property, and to most fence gates elsewhere in the Hampton Park Historic District.

If the Design Review Board makes the necessary findings for approval of the request, staff recommends approval include the following condition:

1. A gate style more commonly found in the Hampton Park Historic District be used (see examples below).



IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board ***approve*** HP-22-18 in accordance with the materials and construction details submitted, and staff recommendation referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2) I move the City of Sumter Design Review Board ***deny*** HP-22-18.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION- December 15, 2022

Location Map

Wactor St

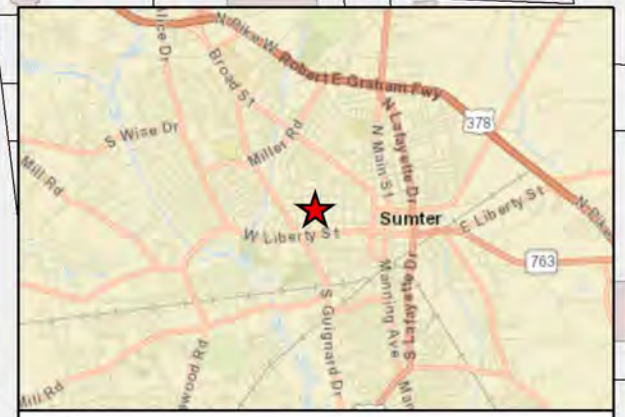
W Calhoun St

Winn St

Mcqueen St

N Purdy St

W Hampton Ave

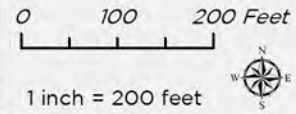


Area Map

Legend

 Case Site Location

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HP-22-18
418 W Calhoun St, Sumter, SC, 29150
Tax Map # 228-11-01-005