

City of Sumter Design Review Board

December 15, 2022

HP-22-19 508 W Hampton Ave. (City)

I. THE REQUEST

Applicant:	Michael Parnell
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Request for Design Review approval for replacement of a 6 ft. tall wood privacy fence in the lot's west rear yard.
District:	Hampton Park Historic District
Location:	508 W. Hampton Ave
Present Use/Zoning:	Single Family Residential/ R-9
Tax Map Reference:	228-11-03-005
Adjacent Property Land Use and Zoning:	North – Single-Family Residence / R-9 South – Undeveloped lot / R-6 East – Single-Family Residence / R-9 West – Single-Family Residence / R-9

II. BACKGROUND

The Applicant is requesting Design Review approval for replacement of a wooden privacy fence located at the west property line. A stop work order was issued on November 10, 2022, by the Planning Department terminating construction of the new fence on the property, as the property owner did not obtain proper Historic Design Review approvals and permits to conduct work. This request is a corrective step taken by the applicant to resolve the stop work order.

The property contains a single-family residential dwelling and two accessory buildings.



ARCHITECTURAL/HISTORIC CONTEXT:

The property contains a single-family residential dwelling built around 1890, according to the 1985 Historic Resources Survey. There are also two accessory buildings on the lot.

The residence is a 1.5 story rectangular clapboard house in the Vernacular Victorian style. It is characterized with two gables on front with louvered windows. It has a wraparound porch supported by Tuscan columns and a raised seam tin roof.

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

There is one prior Design Review Board action approved regarding the property in June of 2020 for a 144 sq. ft. (9 x 16 ft.) wooden accessory shed to be constructed in the rear yard of the property (HP-20-05).

SITE PHOTOS:

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

PROPOSED SCOPE OF WORK:



Western Property Line as viewed from Hampton Ave



Eastern Property Line as viewed from Hampton Ave

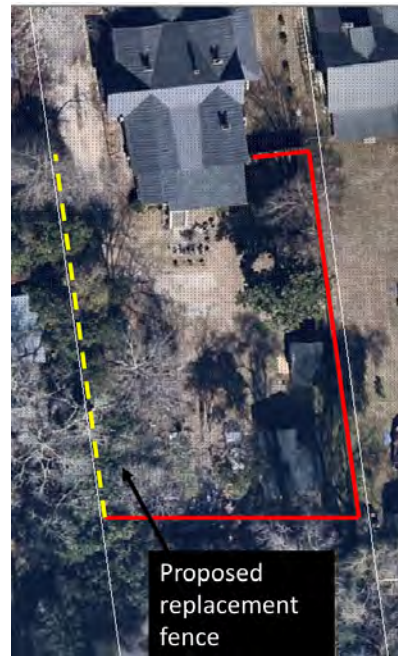
The proposed project includes:

1. Construct a new 6' tall natural wood privacy fence along the western property line (replacing previous 6' tall wood picket fence).

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



Typical 6 foot high wood privacy fence



Location of replacement fence

DESIGN REVIEW:

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

5.2 Fences and Walls

- A. *Choose New Fencing that Enhances the Architecture of the 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 yards.*

Staff Analysis:

The applicant's proposed fencing design for the side yard (western property line) is a simple wooden privacy fence to match the height of neighboring fences and is consistent with wooden privacy fences installed in rear yards across the Hampton Park Historic District. While there was previously a wooden fence in this location, the style of the previous fence was different, specifically in the fence slats were spaced similar to a picket fence, with some minor decorative dog-ear finishes at the top. That fence has been removed. The proposed fencing is consistent with the design guidelines.

III. STAFF RECOMMENDATION

Staff recommends **approval** of this request.

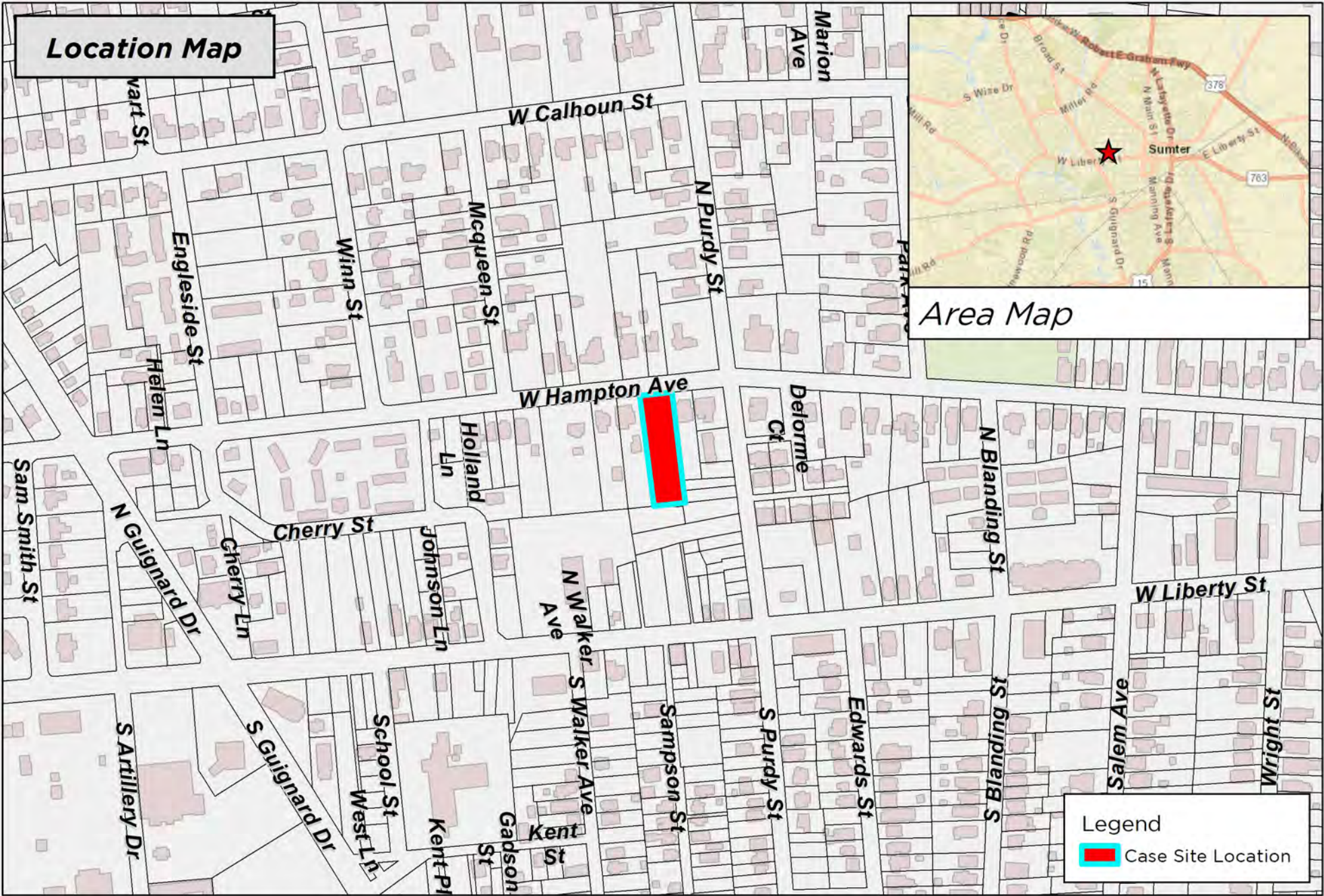
The proposed fencing design is consistent with the Design Guidelines.

IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board **approve** HP-22-19 in accordance with the materials, photographs, construction details submitted based on compliance with Design Review Guidelines.
- 2) I move the City of Sumter Design Review Board **deny** HP-22-19.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – December 15, 2022.

Location Map

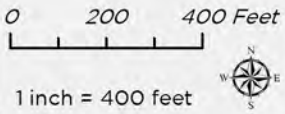


Area Map

Legend

 Case Site Location

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HP-22-19
 508 W Hampton Ave, Sumter, SC, 29150
 Tax Map # 228-11-03-003