

City of Sumter Historic Preservation Design Review

February 24, 2022

HP-22-03 115 Church St. (City)

I. THE REQUEST

Applicant:	Michael Parnell
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Request for Design Review approval for installation of gates/fences on the front property line.
District:	Hampton Park Historic District
Location:	115 Church St.
Present Use/Zoning:	Single Family Residential/ R-6
Tax Map Reference:	228-12-02-016
Adjacent Property Land Use and Zoning:	North – Sumter County Museum / PD South – Single-Family Residence / R-6 East – Prisma / PO West – Single-Family Residence / R-6

II. BACKGROUND

The Applicant is requesting Design Review Approval for installation of two (2) separate gates located at the front property line of the parcel. These gates include a double swing drive gate with operator and a single swing walk gate. Material of both gates will match existing fence type and materials.

ARCHITECTURAL/HISTORIC CONTEXT:

There is a discrepancy in the 1985 Historic Resources Survey and Sumter



County Assessor's Records that has misidentified the structure and construction date of the dwelling. Based on the context of the block in which this property is located, the house appears to have been constructed circa 1900. The house's architectural style is generally consistent with the Folk Victorian Style. Many modifications appear to have been made to the structure, including window and siding replacement.

It is unknown at this time whether this structure retains the historic qualities to be considered a contributing structure to the fabric of the Hampton Park Historic District based on age and architectural detail.

SITE PHOTOS:

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



Driveway entrance and front fence as viewed from Church St.

PROPOSED SCOPE OF WORK:

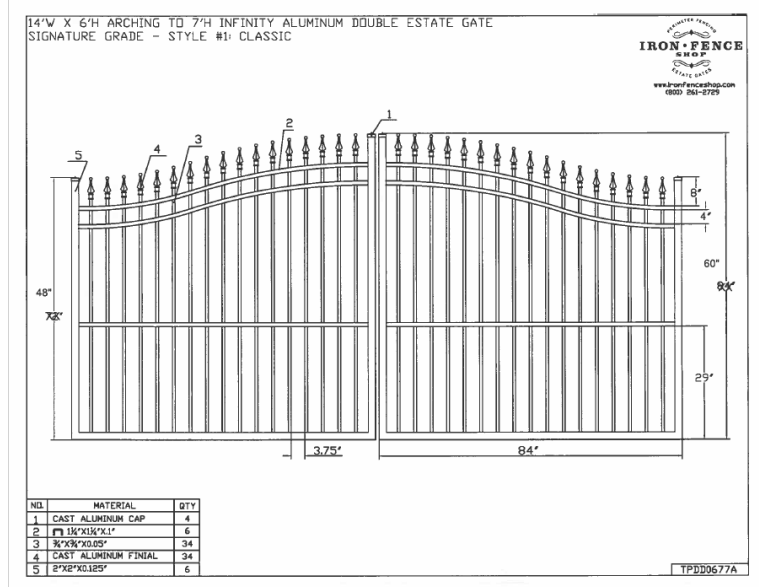
The proposed project includes:

1. Installation of 4'-5' Arched Walk gate
2. Installation of 4'-5' Double Estate Gate

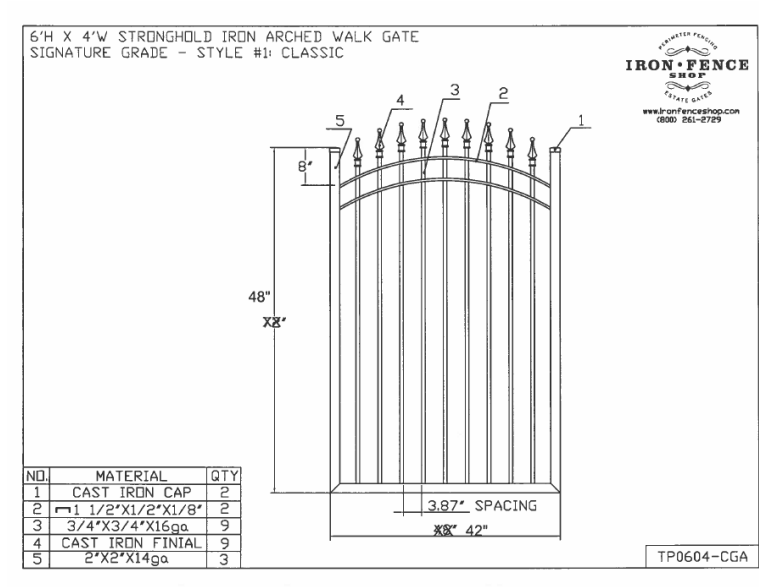
A 14 ft. wide double swing drive gate with a gate operator will be placed at the entrance of the applicant's driveway aligned/flush with the existing brick retaining walls. The second addition will be a 42 in. wide single swing walk gate acting as the primary entrance to the walkway leading to the front door. Both gates will have a

black ornamental steel finish, enclosing the applicants front yard, providing a clear delineation of property boundaries.

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



14 ft. width by 60 in. height Double Drive Gate with Gate Operator



42 in. width by +/- 54 in. height Single Walk Gate

Proposed Gate Locations



42 in. width Single Walk Gate



14 ft. width Double Swing Gate with Operator

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:

Placement: While the Design Review Guidelines state that no fence on the front of the property shall not exceed 4 ft in height, the proposed gate design is complementary with the existing fencing at 115 Church Street and elsewhere along Church St, and the 5 ft. height at the center of the gate is a result of architectural design detail, which is supported by the Design Guidelines. The arched estate gate is also consistent with configuration of fences, gates, and walls in the Hampton Historic District. Therefore, the addition of the Double Estate Gate at the immediate entrance of the driveway and Arched Walk Gate for access to the dwellings front door are generally consistent with the Design Review Guidelines.

III. STAFF RECOMMENDATION:

Staff recommends **approval** of this request.

IV. DRAFT MOTION

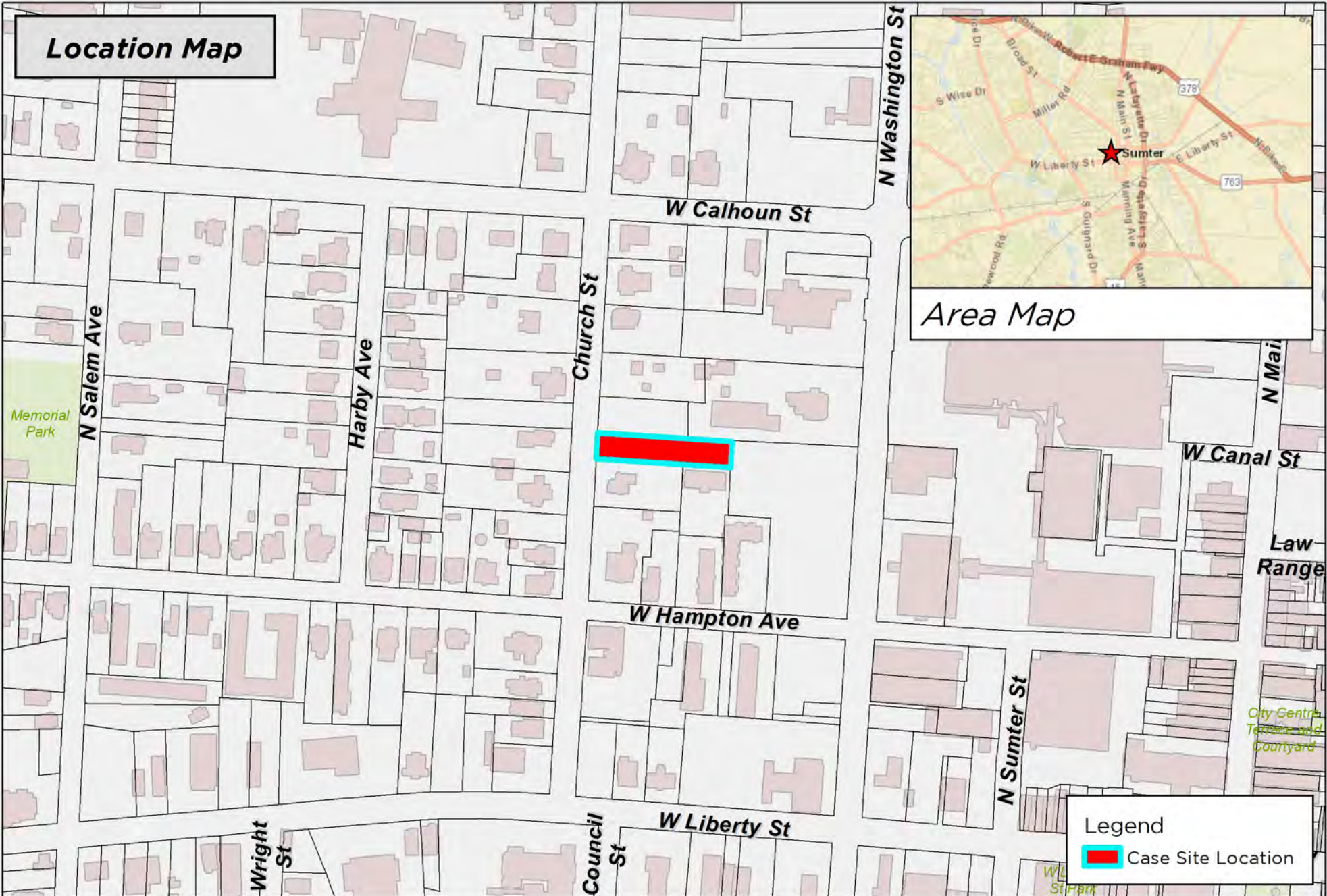
- 1) I move that the City of Sumter Design Review Board **approve** HP-22-03 in accordance with the proposed plan submitted by the applicant, based on compliance with Design Review Guidelines, and subject to the conditions of approval.
- 2) I move that the City of Sumter Design Review Board **deny** HP-22-03.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – February 24, 2022

Location Map



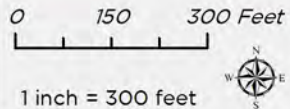
Area Map



Legend

 Case Site Location

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HP-22-03
 115 Church St, Sumter, SC 29150
 Tax Map # 228-12-02-016