

City of Sumter Historic Preservation Design Review

June 23, 2022

HP-22-07, 443 W. Hampton Ave. (City)

I. THE REQUEST

Applicant: Nicholas Vreeland

Status of the Applicant: Property Owner

Request: Design Review for the construction of a 12 x 16 ft. (192 sq. ft.) accessory structure in the property's rear yard.

Location: 443 W. Hampton Ave.

Present Use/Zoning: Single-Family Residential / Residential-6 (R-6)

Tax Map Reference: 228-11-01-042

Adjacent Property Land Use and Zoning:
North – Residential / Residential-9 (R-9)
South – Residential / Residential-6, (R-6)
East – Residential / Residential-6, Residential-9 (R-6 and R-9)
West – Residential / Residential-6 (R-6)

II. BACKGROUND

443 W. Hampton Ave., shown in the photo to the right, was acquired by the applicant in 2022. The property contains a single-family residential dwelling. The applicant intends to construct an accessory structure in the rear yard of the property.

ARCHITECTURAL/HISTORIC CONTEXT:

According to the 1985 Historic Resources Survey, the property's existing single-family residence was



constructed circa 1920. The Sumter County Assessor's Office lists the construction date as 1924.

The residence is in the California Bungalow style, with a 1.5 story gable end brick design with exposed rafters and a five-window shed dormer at the front. The front porch is supported by brick piers, as is the porte cochere located on the east side of the structure.

The residence was constructed after the period of time in which Sanborn Fire Maps were produced, as the 1915 and 1923 Sanborn Maps show no structures on the subject property.

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

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



Above: Front of house (as viewed from W. Hampton Ave)



Above: Rear yard as seen from east-facing side of house (as viewed from W. Hampton Ave)



Above: Rear yard as seen from west-facing side of house (as viewed from W. Hampton Ave)



Above: Rear Yard as viewed from N. Purdy St (through rear yard of 445 W. Hampton Ave.)

SCOPE OF WORK:

The applicant proposes to perform the following work:

1. Construct a new 192 sq. ft. (12 X 16 ft.) accessory storage building to the rear of the residence.

Images submitted by the applicant detailing the proposed style of the accessory structure are shown on the following page:



12' x 16' Lofted Barn
Pioneer Scarlet Finish
White Painted Trim
Galvalume Metal Roof



The featured loft area allows for maximum storage space while keeping the floor space open.

The applicant has indicated that the colors of the accessory structure will be “*Pioneer Scarlet*” with White trim. The exterior of the residence is red brick. Staff has determined that while there are several shades of red on the City of Sumter Historic Preservation Color Palette, none are a match for the proposed “*Pioneer Scarlet*” color of siding (shown below).



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 12 x 16 sq. ft. accessory storage building behind the principal structure. The 192 sq. ft. structure will be in a lofted barn style with a galvalume metal roof. The proposed location to the rear of the principal residence will not be readily visible from the right of way on W. Hampton Ave. However, due to the property's configuration and the condition of the rear yard at the adjacent lot located at 445 W. Hampton Ave. on the corner of N. Purdy St. and W. Hampton Ave., any structure located in the rear yard of 443 W. Hampton Ave. will be visible from the right-of-way on N. Purdy St.

While the proposed accessory structure is compatible with the Design Review Guidelines in terms of size, scale, and material used, the form of the proposed structure is inconsistent with the style of the residence, and that of surrounding residential structures and outbuildings.

The applicant has indicated that the color of the siding on the accessory structure will be red to match the red brick siding of the principal structure on the property. Staff has determined that there is not a direct match for the proposed "Pioneer Scarlet" color proposed for the accessory building in the Sumter Historic Preservation Color Palette. However, there are several more muted shades of red within the color palate that would be more appropriate for use.



III. STAFF RECOMMENDATION

While the placement location of the structure will not be readily visible from W. Hampton Ave., it will be visible from N. Purdy St. The proposed structure meets most criteria outlined in the Design Review Guidelines, though stylistically it is dissimilar to most outbuildings in the Hampton Park Historic District.

If the Design Review Board makes the necessary findings for approval of the request, staff recommends that approval include two conditions:

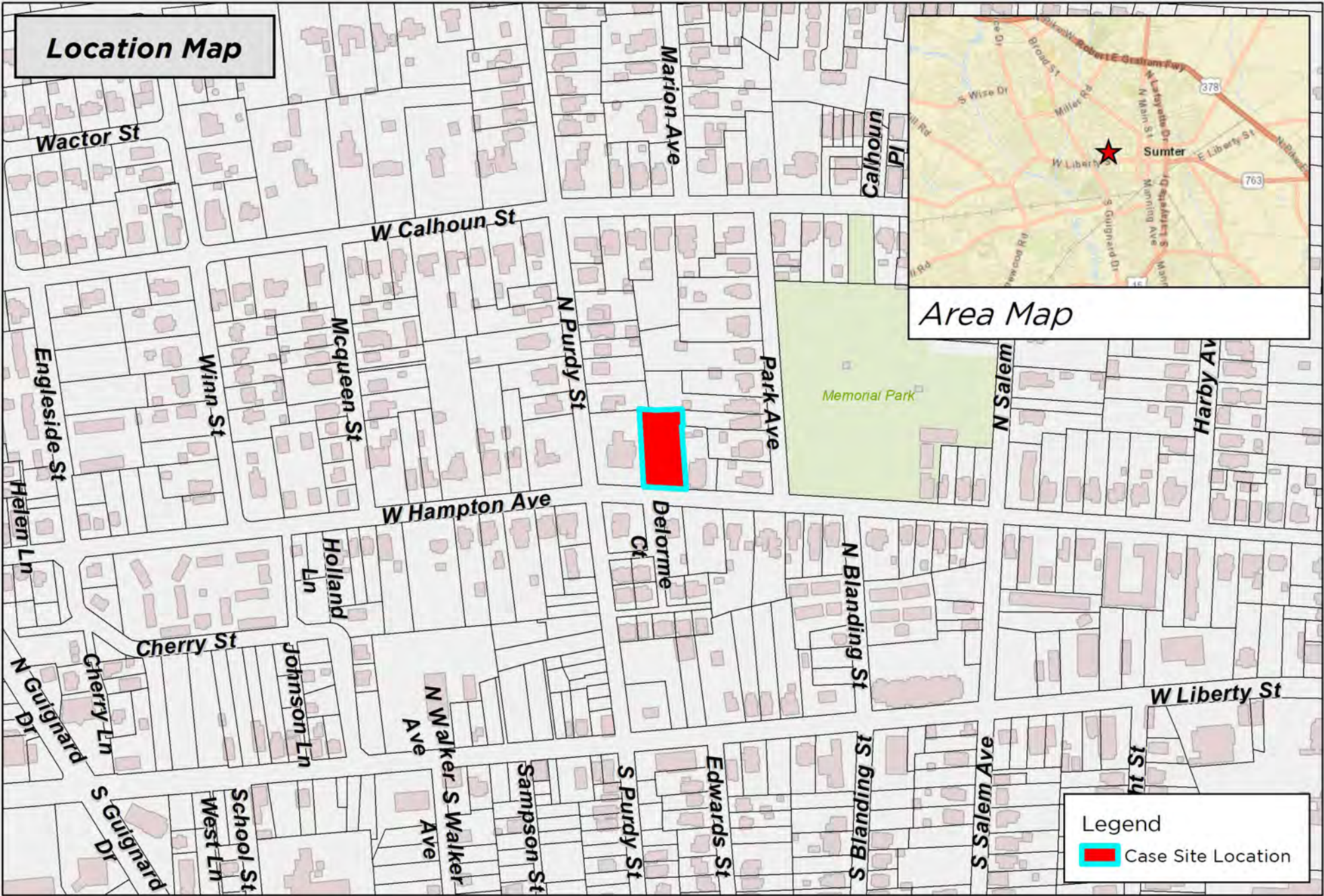
1. That an exterior paint color from the City of Sumter Historic Color Palette be substituted for the proposed “Pioneer Red”.
2. That the applicant install appropriate screening shrubs along the west-facing side of the structure to shield it from public view on N. Purdy Street

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-22-07 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-22-07.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

Location Map

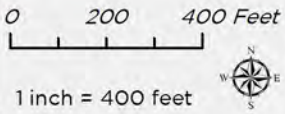


Area Map

Legend

 Case Site Location

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HP-22-07
443 W Hampton Ave, Sumter, SC 29150
Tax Map # 228-11-01-042