City of Sumter Historic Preservation Design Review Board

September 28, 2023

HP-22-20 (REV 1), 20 Calhoun Place.

I. THE REQUEST

Applicant:	Dennis Kern
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Request for Design Review approval for construction of a six-foot high wooden fence on the East property line.
Location:	20 Calhoun Place
Present Use/Zoning:	Residential / PD
Tax Map Reference:	228-81-01-002
Adjacent Property Land Use and Zoning:	North – Single-Family Residence / PD South – Single-Family Residence / PD East – Single-Family Residence / R-6 West – Vacant / PD

II. BACKGROUND

The applicant is requesting design review approval for a six-foot wooden privacy fence along the east side of the property, which is the location of a new single-family detached residential structure. The design for the current residence was approved on December 15, 2022 and is nearing completion. The fence was not part of the submitted and approved plan.

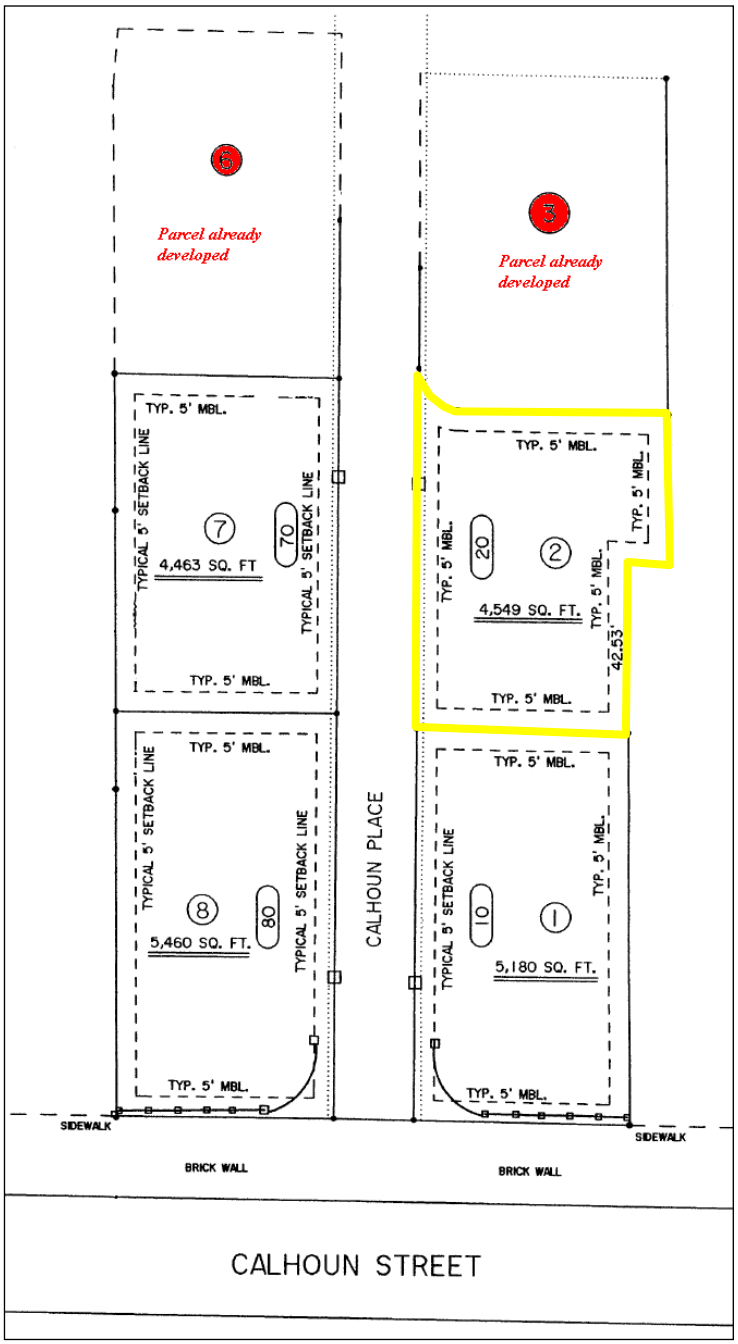
The development is a residential infill project within the Hampton Park Historic District.

ARCHITECTURAL/HISTORIC CONTEXT:

Under a plan approved in 1991, the property formerly known as 315 W. Calhoun St. was to be developed for 8 single-family detached units, each on its own parcel. 2 of the original 8 parcels, located at the rear of the site, were developed prior to the adoption of the current design guidelines manual, and more closely resemble contemporary residential structures commonly found in new subdivisions rather than in the Hampton Park Historic District.

Since approval of the 1991 development plan, updated guidelines were adopted that emphasize design standards more compatible with the existing character of Hampton Park. The third and fourth residences constructed in the development, in 2008 via HP-08-13 and in 2021 respectively, were based on alternate designs to those approved in 1991 that were more compatible in architectural character and context to the Hampton Park District. (*HP-08-13* for 10 Calhoun Pl. and *HP-21-09* for 80 Calhoun Pl.)

The site plan to the right shows how the remainder of the parcel was subdivided following construction of the two residences at the rear of the site. This request is for Lot #2 (highlighted in yellow). Each of the architectural designs planned for this development have been selected in an effort to compliment the Hampton Park district while providing adequate floor area.



There are no contributing structures to the National Register Historic District-eligible Hampton Park Historic District or City-designated Hampton Park Historic Overlay District currently on the site.

SITE PHOTOS:

The following photograph shows the unapproved fence along the rear property line.

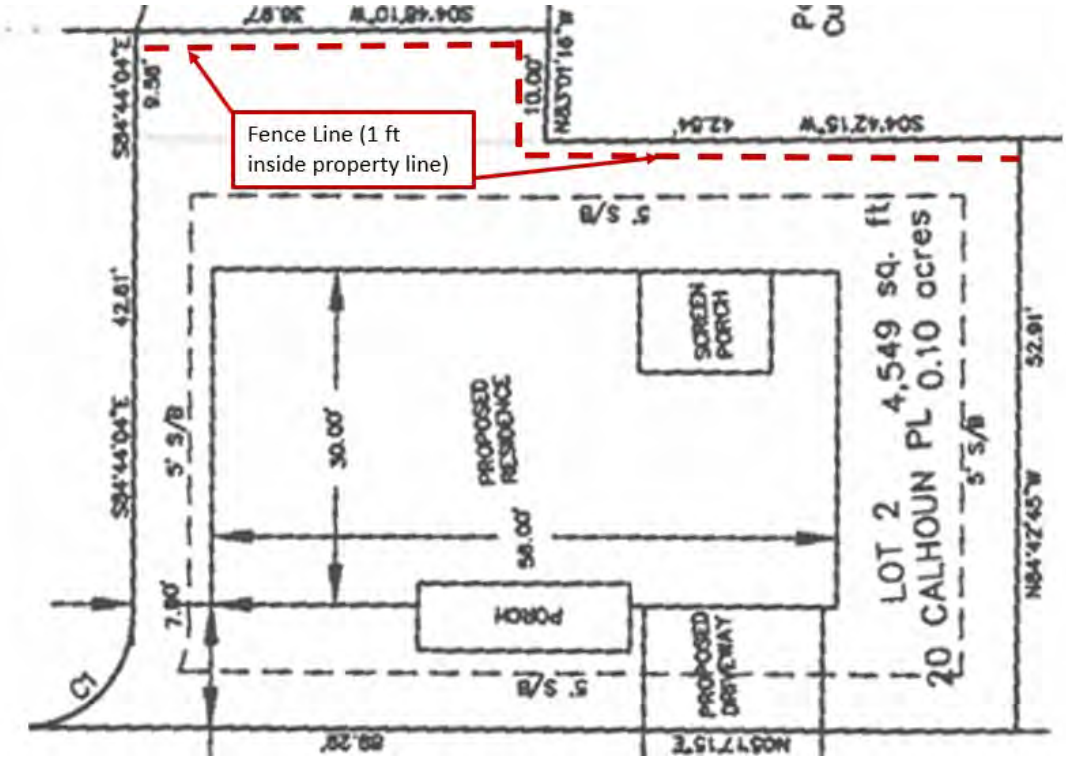
Above: Six-foot fence in rear of house.

PROPOSED SCOPE OF WORK:

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 of the fence proposed by this request.



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 fencing design for the back yard (eastern 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. The fence has been considered by the applicant since the beginning of the design process for the new house but was not included within scope of work approved on December 15, 2022. The fencing is consistent with the design guidelines.

III. STAFF RECOMMENDATION

Staff recommend **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-22-20 (REV 1) in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.

2) I move the City of Sumter Design Review Board ***deny*** HP-22-20 (REV 1).

3) I move the City of Sumter Design Review Board enter an alternative motion.

IV. HISTORIC PRESERVATION- September 28, 2023

Location Map

Haysworth St Gym
Mood Ave
Haynsworth St
Orchard Pl
Bryn Mawr Pl
Marion Ave
Calhoun Pl
W Calhoun St
N Purdy St
Park Ave
Memorial Park
N Salem Ave
Harby Ave
Church St

Legend
Case Site Location

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0 150 300 Feet

1 inch = 300 feet

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Sumter SOUTH CAROLINA

HP-22-20 Rev1
20 Calhoun Pl, Sumter, SC, 29150
Tax Map # 228-81-01-002