

City of Sumter Historic Preservation Design Review Board

January 25, 2024

HP-24-01, 20 Calhoun Place.

I. THE REQUEST

Applicant: Brian and Michelle Cope

Status of the Applicant: Authorized Agents for Property Owner

Request: Request for Design Review approval for construction of additional six-foot high wooden fence on the south property line, installation of two wooden gates, and painting of shutters and porch columns.

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 construction of additional six-foot wooden privacy fence along the south side of the property, installation of two wooden access gates in each side yard, and new paint for the front shutters and porch columns. The design for the current residence was approved on December 15, 2022, and existing rear yard fencing was approved in September 2023.



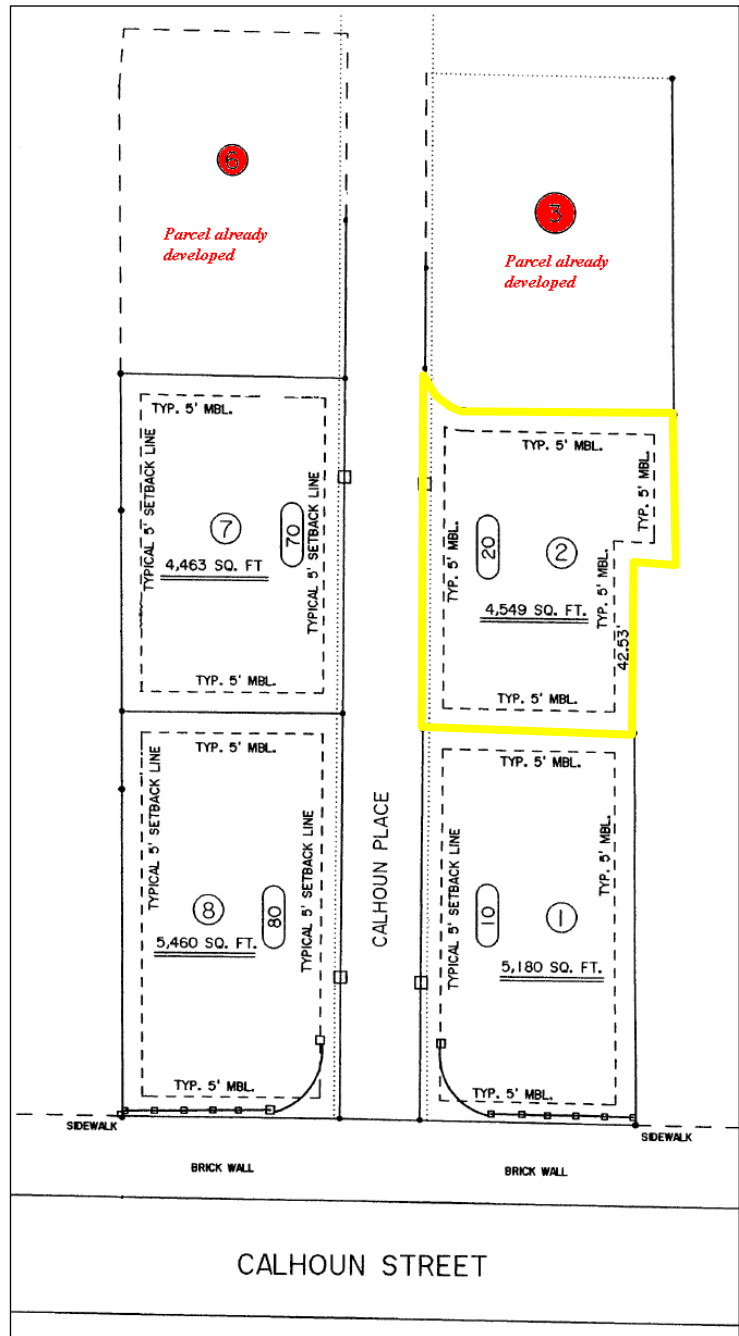
ARCHITECTURAL/HISTORIC CONTEXT:

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 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 related to Lot #2 (highlighted in yellow).

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 photograph below shows the existing fence along the rear property line, which was approved in September 2023 via HP-22-20 (Rev 1)



Above: Existing Six-foot fence in rear yard.



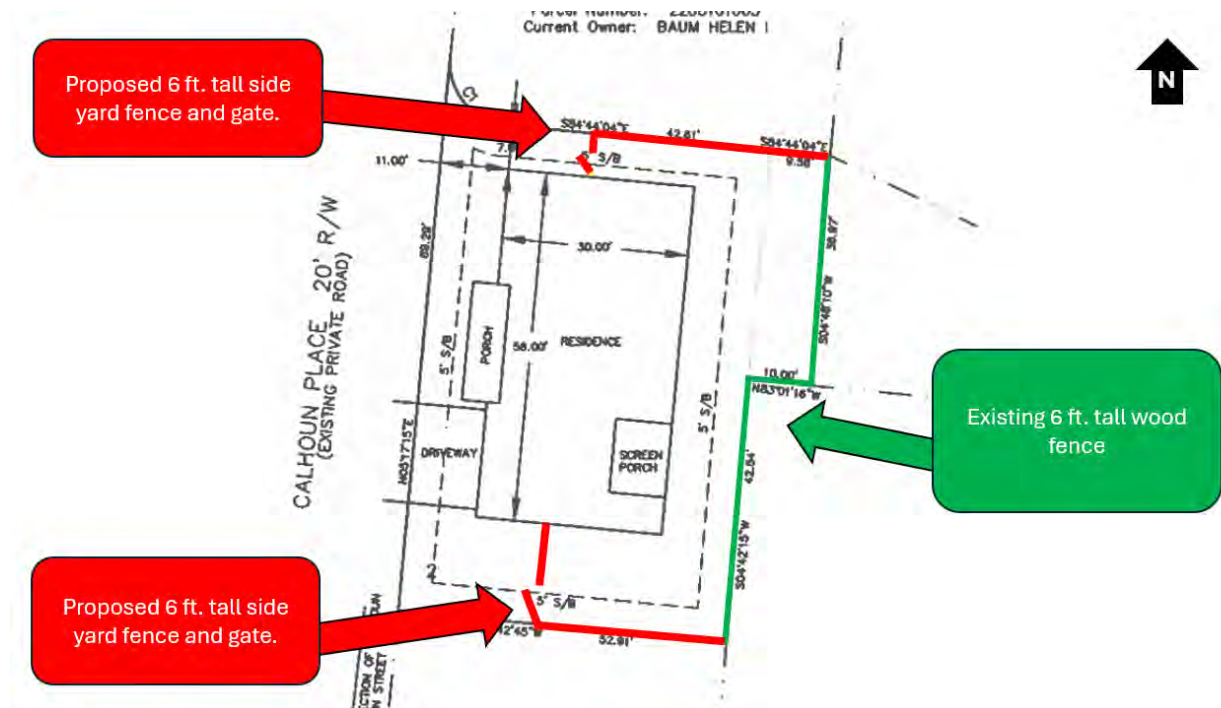
Above: Existing Front Porch Post.

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Extend 6' tall natural wood privacy fence along the southern property line.
2. Install 6 ft. tall wood gates in side yards between property line and side of dwelling.
3. Paint existing front porch columns
4. Paint existing front shutters and front door

The following diagram shows the location of the fence and gates proposed by this request.





Above: Proposed Side Yard Gate (north)

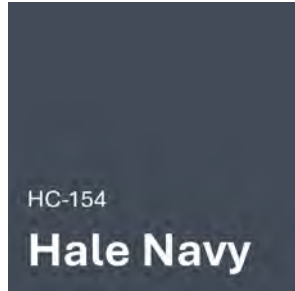


Above: Proposed Side Yard Gate (south)



Left: Design Concept of front porch paint (posts and shutters/doors)

The exterior of the residence is Hardieboard siding, with painted door and shutters. The porch columns are stained wood. The applicant proposes to paint the porch columns “*Alabaster*” and repaint the existing shutters and front door “*Hale Navy*”. While these colors are not on the City’s Historic Preservation Color Palette, they are consistent with colors found in the Palette.



Benjamin Moore “Hale Navy”
(#HC-154)



Sherwin Williams “Alabaster”
(#SW-7008)

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 yards (northern and southern property lines) 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 access gates intended to tie the property line fencing to the residence are wood as well, with some additional decorative elements along the upper third of the fence. Overall, the fencing is consistent with the design guidelines.

4.11 Paint

- B. *Select a compatible color scheme.*
 - *Choose colors that are appropriate to the architectural style and complement the building and its surroundings. Overly bright and obtrusive colors are not appropriate.*
 - *Consider an original color scheme based on paint analysis or research.*
- C. *Use paint color to accentuate exterior details.*
 - *Use muted or dark colors for the walls of a building.*
 - *Use lighter colors to highlight trim and architectural ornamentation.*
 - *Paint window sash and frames a contrasting color than the walls to provide contrast and depth to window openings.*

- *Limit the paint scheme to three or four colors: one roof color, one wall color, one trim color, and one accent color.*

Staff Analysis:

The applicant's proposed paint colors are compatible with the style of the dwelling itself, as outlined in *Section 4.11.B.*, and the use of colors is likewise compatible with the paint scheme guidelines outlined in *Section 4.11.C.*

III. STAFF RECOMMENDATION

Staff recommends **approval** of this request.

The proposed fencing design is consistent with the Design Guidelines.

IV. DRAFT MOTION

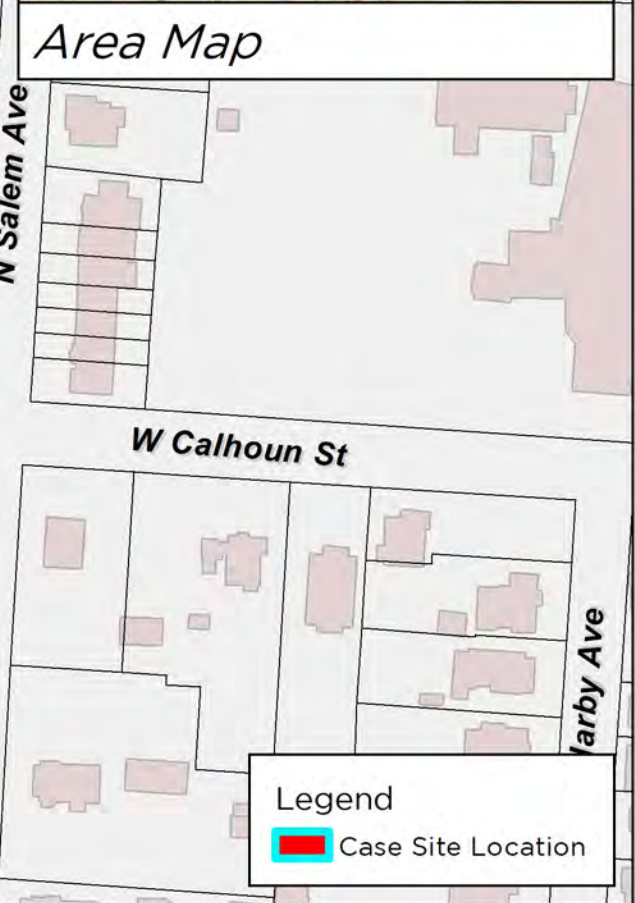
- 1) I move the City of Sumter Design Review Board **approve** HP-24-01 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2) I move the City of Sumter Design Review Board **deny** HP-24-01.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.


IV. DESIGN REVIEW BOARD – January 25, 2024

Location Map

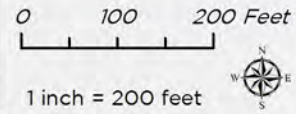


Area Map



Legend
 Case Site Location

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RZ-23-15
315 E Red Bay Rd, Sumter, SC 29153
Tax Map # 251-03-01-010