

# City of Sumter Design Review Board

June 26, 2025

HP-25-08, 443 W Hampton Ave. (City)

## I. THE REQUEST

<b>Applicant:</b>	Nick Vreeland
<b>Status of the Applicant:</b>	Authorized Agent for Property Owner
<b>Request:</b>	Request for Design Review Approval to construct a new 6 ft. wooden privacy fence and a 10 ft. double drive gate to the side of the home.
<b>District:</b>	Hampton Park Historic District
<b>Location:</b>	443 W Hampton Ave.
<b>Present Use/Zoning:</b>	Single Family Residential / R-6
<b>Tax Map Reference:</b>	228-11-01-042
<b>Adjacent Property Land Use and Zoning:</b>	North – Single-Family Residence / Residential-9 (R-9) South – Single-Family Residence / Residential-6 (R-6) East – Single-Family Residence / Residential-6 and Residential-9 (R-6 and R-9) West – Single-Family Residence / Residential-6 (R-6)

## II. BACKGROUND

The applicant is requesting Design Review Board approval to construct a new 6 ft. tall wooden privacy fence in the lot's side yard.

443 W. Hampton Ave., shown in the photo to the right, was acquired by the applicant in 2022. The property currently contains a +/- 2,505 sq. ft. single-family residential dwelling on a +/- 0.73-acre lot.



## 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 was constructed after the period of time in which Sanborn Fire Maps were produced for Sumter, as the 1923 Sanborn Map show no structures on the property.

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.

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.

Previous design review approval was granted via *HP-22-07* for the construction of an accessory building.

## PROPOSED SCOPE OF WORK:

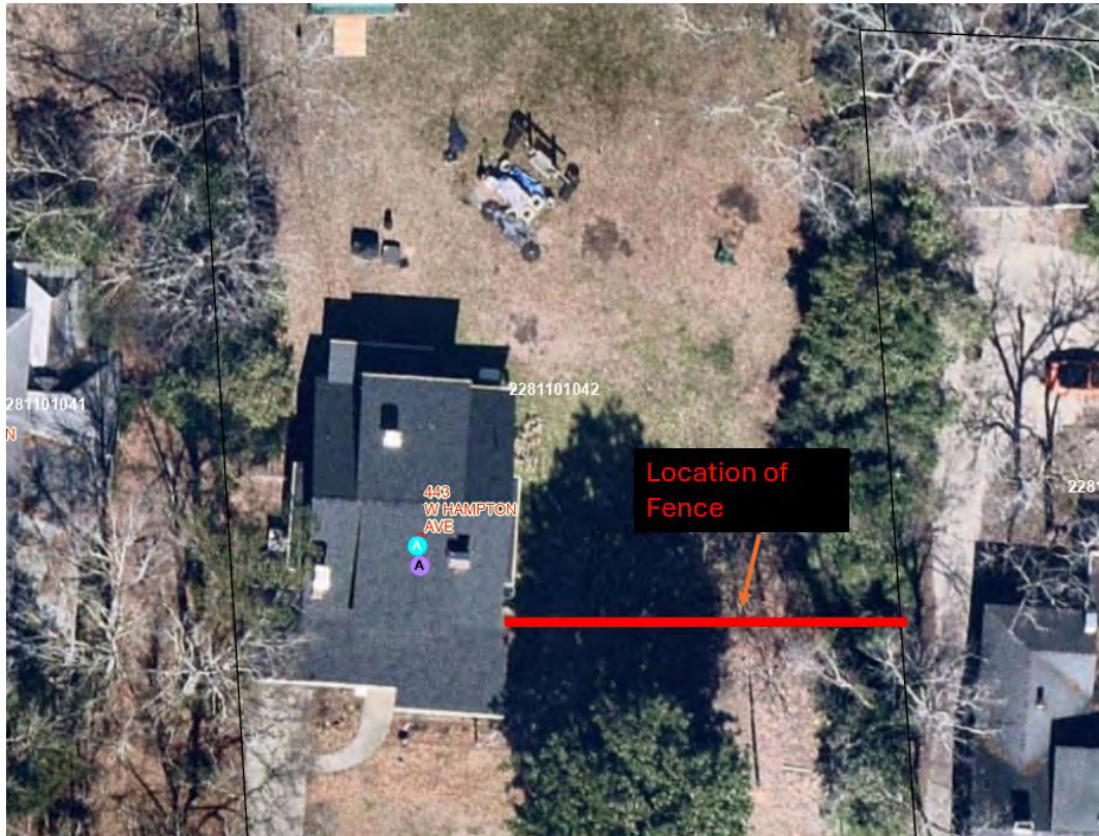
The proposed project includes:

1. Construct a wooden privacy fence +/- 78 linear feet in length and 6 feet in height along the side yard of the property.

Diagrams and images for the proposed scope of work are illustrated below.



**Figure 21** - Illustrative Sample of Wooden Fence Style (supplied by applicant)



**Figure 3 - Location of Proposed Fence**

## DESIGN REVIEW:

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

### **5.2 Fences and Walls**

*B. Choose new fencing that enhances the architecture of the building.*

- *Select a fence design that relates to the style and character of the building.*
- *Use traditional materials to build new fences or use appropriate contemporary materials with a traditional appearance.*
- *Limit front yard fencing to open designs, such as painted wood picket or simple wrought iron fencing that will not obscure views of the building from the street.*
- *Avoid incompatible fencing along prominent, visible property lines.*
- *Do not exceed fence heights of 4 feet on the front property line and six feet on side and rear yards.*

### **Staff Analysis:**

The applicant is proposing to construct a 6 ft. tall wooden privacy fence in the side yard of the property.

The new fence is complimentary to the style and character of the house and is proposed to be sited in an appropriate location on the property.

### III. STAFF RECOMMENDATION

Staff is **supportive** of this request.

The proposed fence (size, style, and location) is consistent with the Design Approval Guidelines.

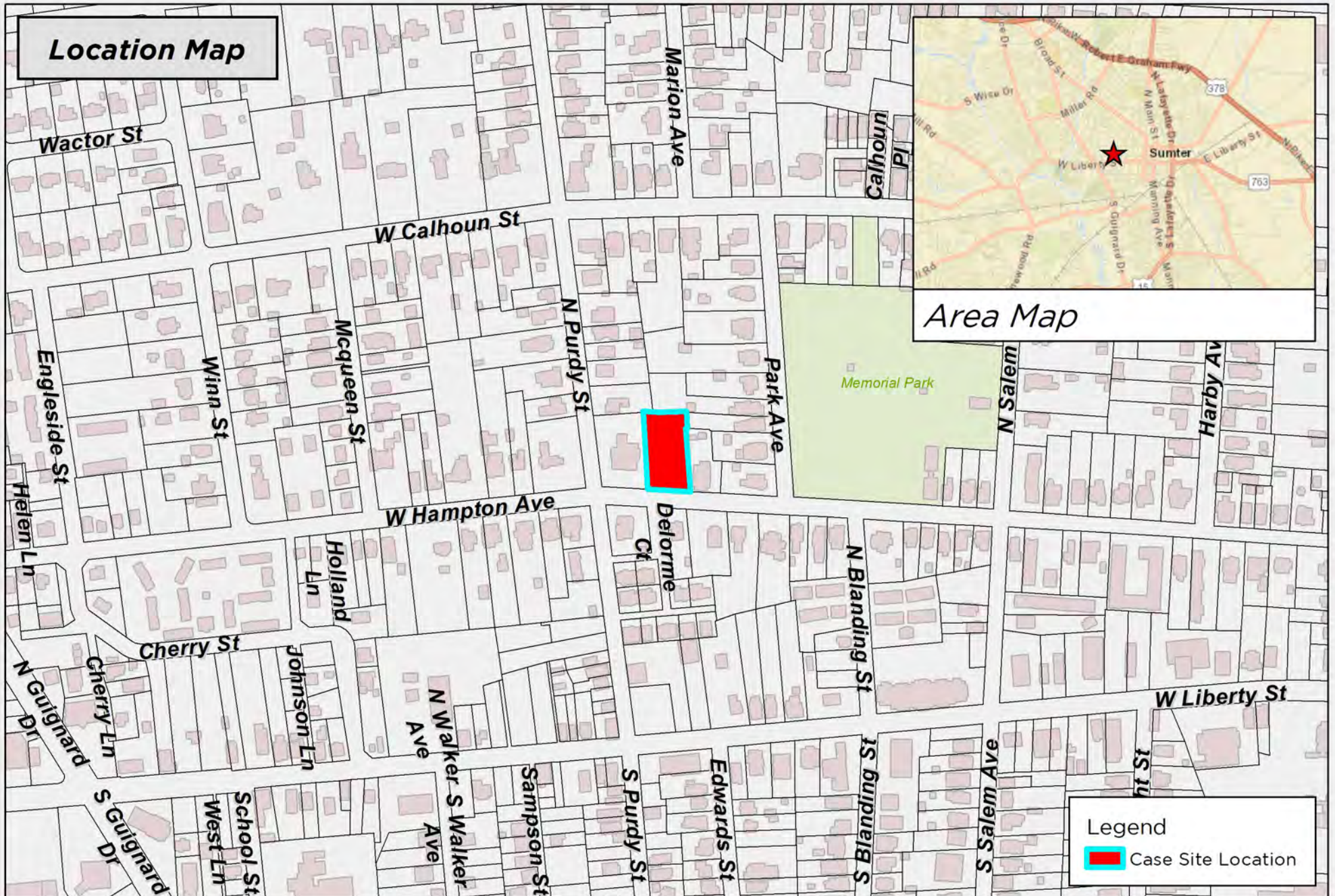
### IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board **approve** HP-25-08 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board **deny** HP-25-08.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

### V. HISTORIC PRESERVATION – June 26, 2025



## Location Map

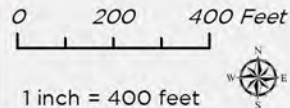


## Area Map

## Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 6/3/2025  
User Name: crobbins  
Document Name: HP-25-08



HP-25-08  
443 W Hampton Ave, Sumter, SC 29150  
Tax Map # 228-11-01-042