

City of Sumter Design Review Board

June 26, 2025

HP-25-09, 509 W. Hampton Ave. (City)

I. THE REQUEST

Applicant: Frank A. Garrett

Status of the Applicant: Property Owner

Request: Request for Design Review Approval to install black aluminum picket fencing along the east side of property for +/- 80 ft., install new driveway lighting, and install 2 entry way lights at the front door of the house.

District: Hampton Park Historic District

Location: 509 W. Hampton Ave.

Present Use/Zoning: Single Family Residential / R-9

Tax Map Reference: 228-11-01-019

Adjacent Property Land Use and Zoning:	North – Single-Family Residence / R-9
	South – Single-Family Residence / R-9
	East – Single-Family Residence / R-9
	West – Single-Family Residence / R-9

II. BACKGROUND

The applicant is requesting Design Review Board approval to install black aluminum picket fencing along the east side of property for +/- 80 ft., install new driveway lighting, and install 2 entry way lights at the front door of the house.

The property currently contains a +/- 3,013 sq. ft. single-family residential dwelling on a +/- 0.41-acre lot. The property is identified in red on the map to the right.



ARCHITECTURAL/HISTORIC CONTEXT:

The dwelling on the property is a 2-story hip roofed brick house. The roof contains a front gable with a round window. The entrance has a paneled front door with pilaster and a semi-elliptical pediment.

The Sumter County Tax Assessor Records lists the house as having been built in 1939.



The existing dwelling is a contributing structure to the fabric of the Hampton Park Historic District based both on age and architectural details. Any proposed exterior changes must be reviewed and approved by the Design Review Board.

There have been no previous design review approvals granted for this property.

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Installation of +/- 80 linear feet of black aluminum fencing along east side of front yard
2. Install 4 driveway accent lights on short posts
3. Install 2 decorative wall lights at front door

Diagrams and images are part of the proposed scope of work contained within each of the *Design Review Guidelines* analysis sections of this report.

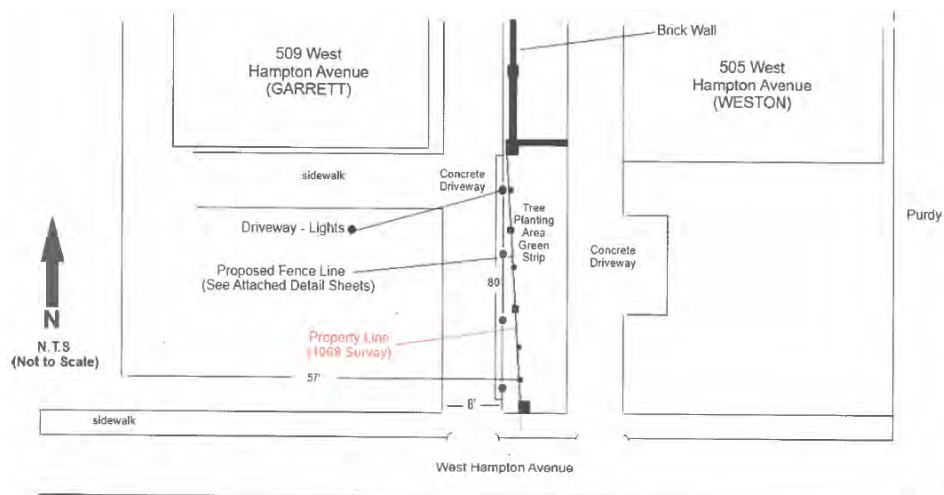


Figure 1 - Site Diagram Showing Location of Fence and Path Light Improvements



Figure 2 - Front Yard Fence Location



Figure 3 - Front Yard Fence Location with Fence Rendering

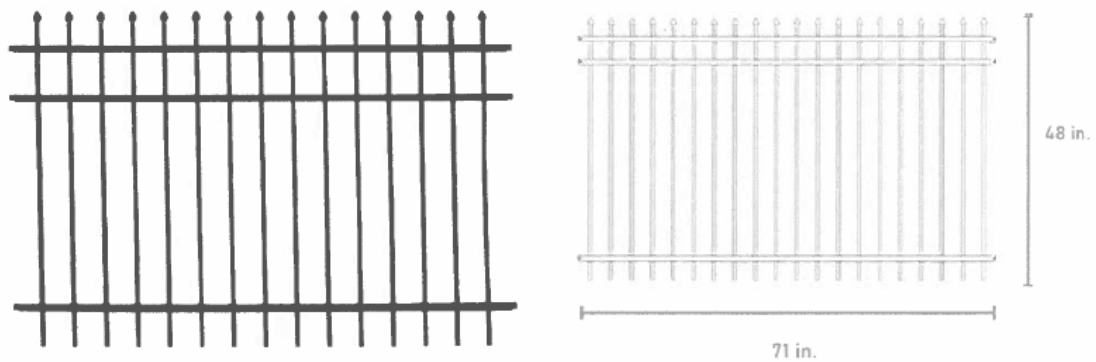


Figure 4 - Fence Style (4 ft. H x 6 ft. W panel Athens Pressed Spear Design, Gloss Black Aluminum Fence)



Figure 5 - Front Door Lighting Location



Figure 6 - Front Door Lighting Location with Light Rendering



Figure 7 - Proposed Front Door Lighting, (Allan & Roth Castine 23-inch Wall Light, Aged Bronze Finish, Clear Seeded Glass)



Figure 8 - Proposed Driveway Lighting (Bellagio Collection)
22.5 inch High Bronze Landscape LED Path Light

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 install +/- 80 ft. of new 4 ft. tall black aluminum fence along the east side of the front yard at the driveway.

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

5.6 Lighting

B. Choose light fixtures that are compatible with the character of the historic building and the overall district.

- *Select light fixtures that are appropriate to the style and era of the building.*
- *Choose contemporary fixtures in simple designs when an appropriate traditional fixture cannot be found.*

- *Limit exterior lighting to that necessary for convenience and safety.*
- *Choose fixtures that are of an appropriate scale for the building.*
- *Locate new fixtures and wiring in an unobtrusive manner that does not obscure or damage historic materials or features.*
- *For residential buildings, mount new light fixtures to the porch ceiling or adjacent to the primary entrance. Consider small footlights for walkways and driveways.*
- *For commercial properties, conceal the light source by using recessed ceiling fixtures, angled fixtures, or shaded fixtures to prevent glare.*
- *Use light of an appropriate color quality that preserves the natural colors of objects and features.*
- *Locate higher intensity security lighting on rear or secondary elevations that are not visible from the street.*

Staff Analysis:

The applicant is proposing to install two new outdoor wall lights at the front door of the residence (Allan and Roth Castine 23-in Aged Bronze Finish, Clear Seeded Glass), and four path lights along the driveway (Bellagio Collection 22.5-in High Bronze Landscape LED Path Light).

The proposed lighting is complimentary to the style and character of the house.

III. STAFF RECOMMENDATION

Staff is **supportive** of this request.

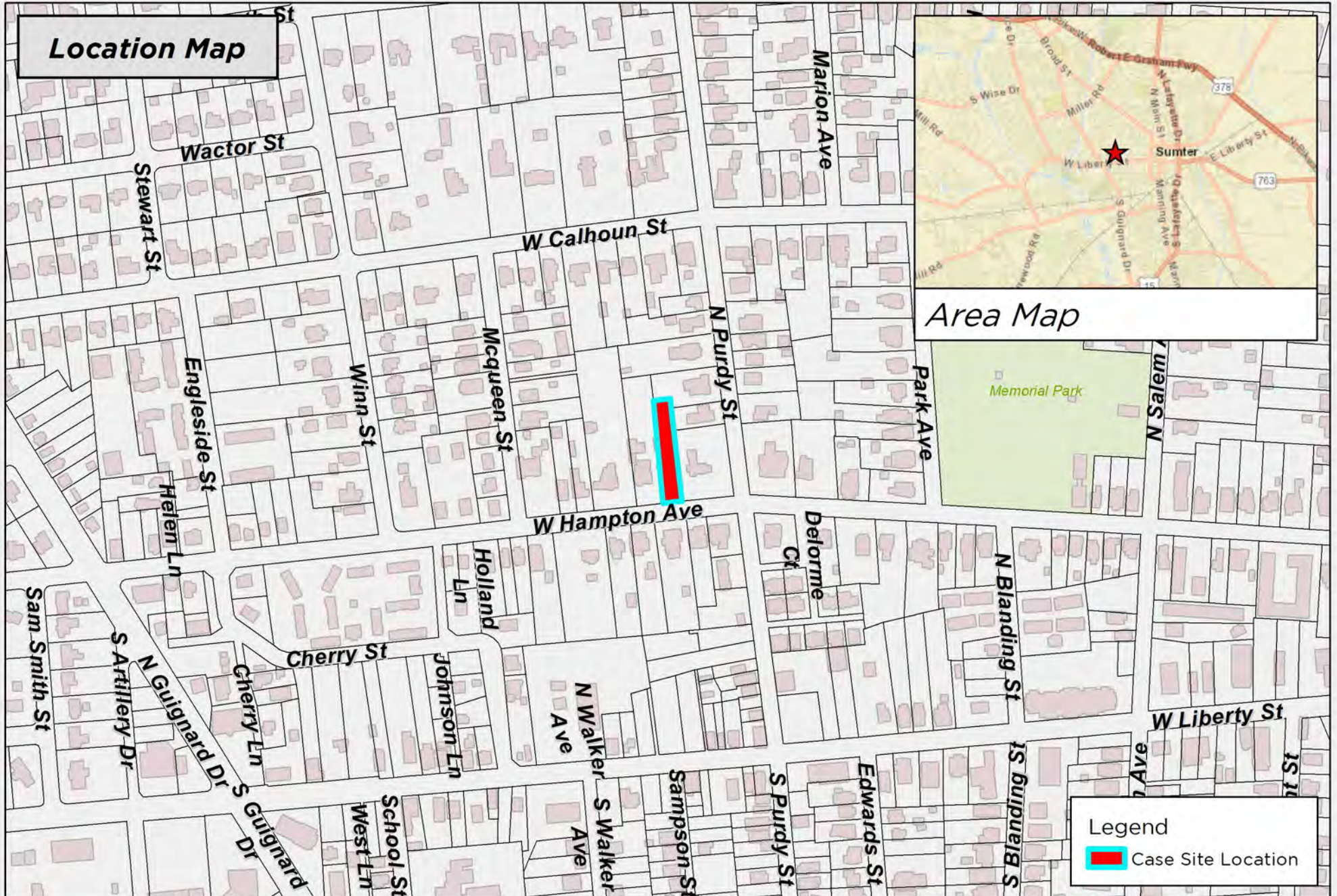
The proposed alterations (size, style, and location) are consistent with the Design Approval Guidelines.

IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board **approve** HP-25-09 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board **deny** HP-25-09.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION – June 26, 2025

Location Map



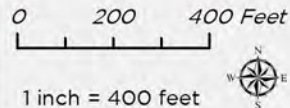
Area Map



Legend

 Case Site Location

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HP-25-09
509 W Hampton Ave, Sumter, SC 29150
Tax Map # 228-11-01-019