

# City of Sumter Design Review Board

June 26, 2025

## HP 25-12 218 Church Street (City)

### I. THE REQUEST

**Applicant:** TFD Properties LLC

**Status of the Applicant:** Authorized Agent for Property Owner

**Request:** Request for Design Review Approval to construct a new +/- 616 sq. ft. accessory garage in the property's rear yard, and to replace an existing natural wood privacy fence with a new white-painted wood privacy fence to fully enclose the rear of the property

**District:** Hampton Park Historic District

**Location:** 218 Church Street

**Present Use/Zoning:** Single Family Residential / R-6

**Tax Map Reference:** 228-05-05-038

**Adjacent Property Land Use and Zoning:** North – Single-Family Residence / R-6  
South – Single-Family Residence / R-6  
East – Single-Family Residence and Professional Office / R-6 and PO  
West – Single-Family Residence / R-6

### II. BACKGROUND

The applicant is seeking Design Review Board approval to construct a new +/- 616 sq. ft. accessory garage in the property's rear yard, and to replace an existing natural wood privacy fence with a new white-painted wood privacy fence to fully enclose the rear of the property.

The proposal includes a 4-foot gate on the left side of the home and an 8-foot gate on the right side.



The property currently contains a +/- 3,104 sq. ft. single-family residential dwelling on a +/- 0.39-acre lot.

#### ARCHITECTURAL/HISTORIC CONTEXT:

The dwelling on the property is a 2-story clapboard house with pedimented dormer and a wraparound porch to the left of the home. The Sumter County Tax Assessor Records lists the house as having been built circa 1910.

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.



**Figure 1 - 218 Church St in 2018 (prior to renovation)**

Previous design review approval was granted via *HP-23-09* for the new exterior paint on the residence.

#### PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Remove existing 6 ft. tall wooden privacy fence in the property's rear, side, and front yards.
2. Construct new 6 ft. tall wooden fence painted white (*Snowed In (6004-1A)*) along the property boundary to fully enclose the rear yard and install two gates at the sides of the property to allow for entry to the rear of the yard—an 8 ft. gate on the right side of the home and a 4-ft. gate on the left side.
3. Construct a 28 ft. by 22 ft. (616 sq. ft.) two-car garage in the rear yard on the right side of the property, utilizing either wood lap siding or fiber cement board as the exterior. The garage will be painted to match the existing house colors: *Island Sun (3001-3C)* for the walls and *Snowed In (6004-1A)* for the trim.
4. Remove three trees on the property. One in the rear yard and two in the front/side yard where the driveway is located.





**Figure 1 – Existing front fence**



**Figure 2 – Rear of the property**





**Figure 3** – Rear of the property facing Church Street



**Figure 4** - Illustrative Sample of the Fence Style (supplied by applicant)



**Figure 5** – Proposed garage design



**Figure 6** - Location of Proposed Fence, Garage, and Tree Removal

## DESIGN REVIEW:

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

### **5.1 Trees and Plantings**

#### *A. Maintain historic trees and plantings*

- *Protect and retain existing trees and plants wherever possible.*

#### *B. Devise a planting scheme that complements the building and the overall district.*

- *Design landscaping to be secondary to the historic building.*
- *Do not use large trees and plants that will conceal or obscure the primary elevation.*
- *Use low plants and shrubs along sidewalks and walkways.*
- *Use plant materials native to the Midlands of South Carolina to ensure their health and longevity.*
- *Plant trees and bushes several feet away from the foundation of a building to prevent root damage and moisture infiltration.*

#### **Staff Analysis:**

The applicant proposes to remove three significant trees on the property. One tree is located in the rear yard near the proposed two-car garage, while the other two are in the front/side yard on the right side, within the driveway area, to allow for proper driveway functionality. The applicant has indicated plans to plant new trees on the property.

While the Design Review Guidelines for trees and plantings (*Section 5.1*) are recommended practices, they are not enforced by the DRB.

### **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 remove an existing wood privacy fence from the left side of the yard and construct a 6 ft. tall wooden fence along the property boundary to fully enclose the rear yard painted *Snowed in (6004-1A)* and install two gates at



the sides of the property to allow for entry to the rear of the yard—an 8 ft. gate on the right side of the home and a 4-ft. gate on the left side.

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

### 5.7 Outbuildings and Accessory Structures

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

- *Design new outbuildings to be subordinate to the primary building in size, scale, and location.*
- *Locate new outbuildings in inconspicuous locations, set behind the primary building, preferably at the rear of the lot.*
- *Ensure that new outbuildings are compatible with the main house in size, scale, materials, and roof slope.*
- *Include a separate opening for each vehicle in a multi-bay garage.*
- *Limit the visibility of pre-fabricated accessory structures as much as possible.*

#### **Staff Analysis:**

The applicant is proposing to construct a 28 ft. by 22 ft. (616 sq. ft.) two-car garage in the rear yard on the right side of the property. The garage will be painted to match the existing house colors: *Island Sun (3001-3C)* for walls and *Snowed In (6004-1A)* for trim. The applicant has indicated that the exterior materials of the garage will be similar in visual appearance to those currently used on the home, with the materials being either fiber cement board or wood lap siding. Both materials are consistent with the Design Review Guidelines in this instance. While the garage is not proposed to have two separate doors, due to the size and layout of the structure, a single over-sized door is more appropriate for functionality.

The new accessory structure is complimentary to the style and character of the house and proposed to be located in an appropriate site on the property.

### 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-25-12 in accordance with the materials and construction details submitted.

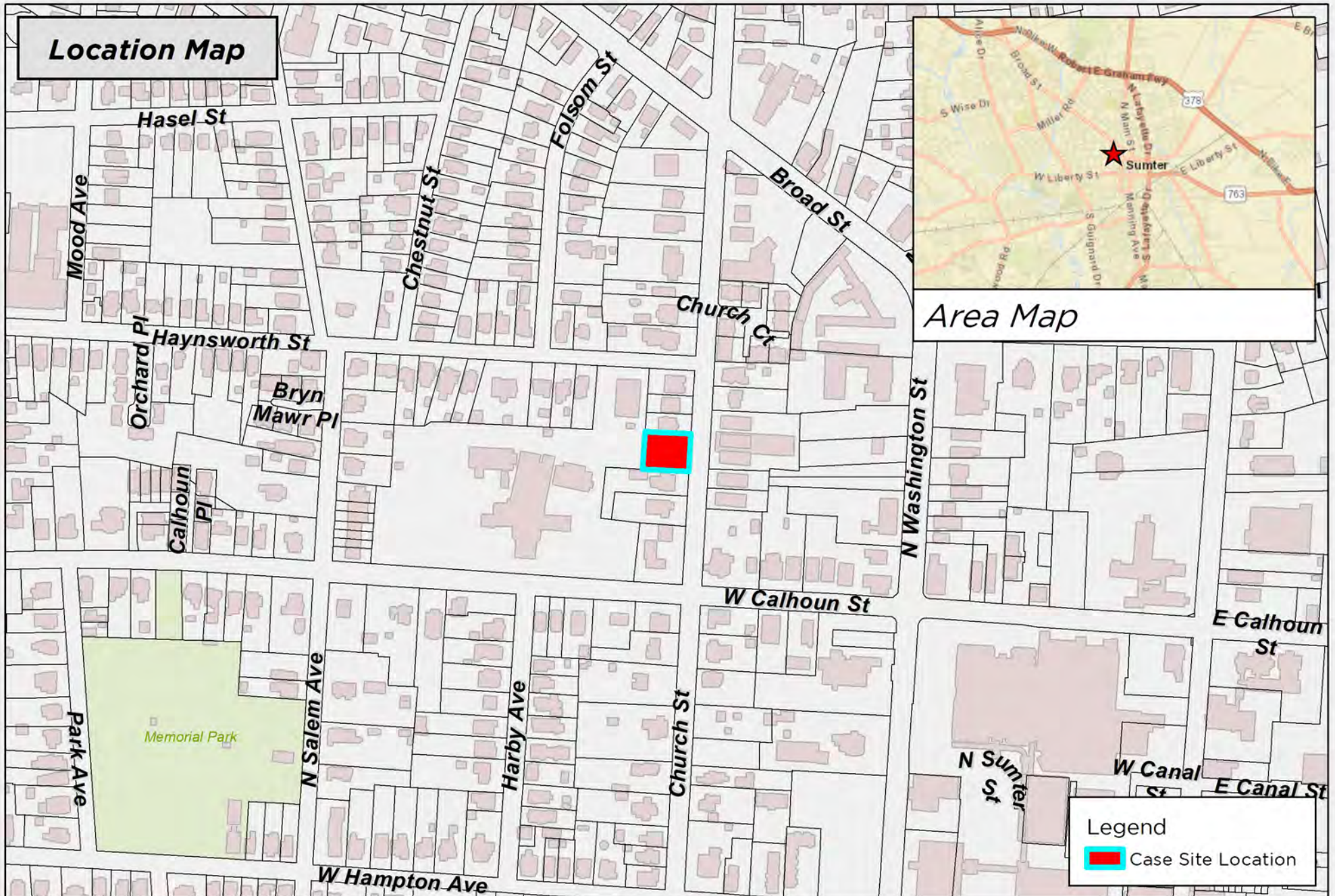
2) I move the City of Sumter Design Review Board ***deny*** HP-25-12.

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

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



## Location Map

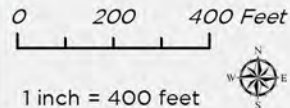


## Area Map

### Legend

 Case Site Location

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218 Church St, Sumter, SC 29150  
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