

# City of Sumter Design Review Board

May 28, 2026

## HP-26-07, 443 W. Hampton Ave. (City)

### I. THE REQUEST

<b>Applicant:</b>	Denise Newiah-Vreeland
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	Request for Design Review Approval to remove existing chicken wire fencing and install new 6 ft. wooden privacy fence enclosing the rear yard.
<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 remove existing chicken wire fencing and install a new 6 ft. wooden privacy fence enclosing the rear 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 shows 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 and via *HP-25-08* to construct a wooden privacy fence across the side yard of the property.

## PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Remove existing chicken wire fence.
2. Install 6 ft. tall natural wood privacy fence enclosing entire rear yard



**Figure 1:** Illustrative Sample of Wooden Fence Style



**Figure 2 - 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**

- A. *Preserve and maintain historic fences and retaining 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.*
  - *In downtown commercial locations, use simple, low metal fencing in an open design that will not obscure views of the building from the street.*
  - *Avoid incompatible fencing—such as wood plank, split rail, vinyl, solid brick, or chain link fences—along prominent, visible property lines. Wood plank fences and solid wall brick fences may be added on the side property lines of corner lots adjacent to the street.*
  - *Do not use split rail fences in the historic districts.*

- *Use ivy, vines, or other plant materials to cover or screen chain link fences.*
- *Do not exceed fence heights of 4 feet on the front property line and 6 feet on side and rear yards.*

**Staff Analysis:**

The applicant is proposing to install new 6 ft. tall natural wood fencing enclosing the rear yard.

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

**III. STAFF RECOMMENDATION**

Staff is **supportive** of this request.

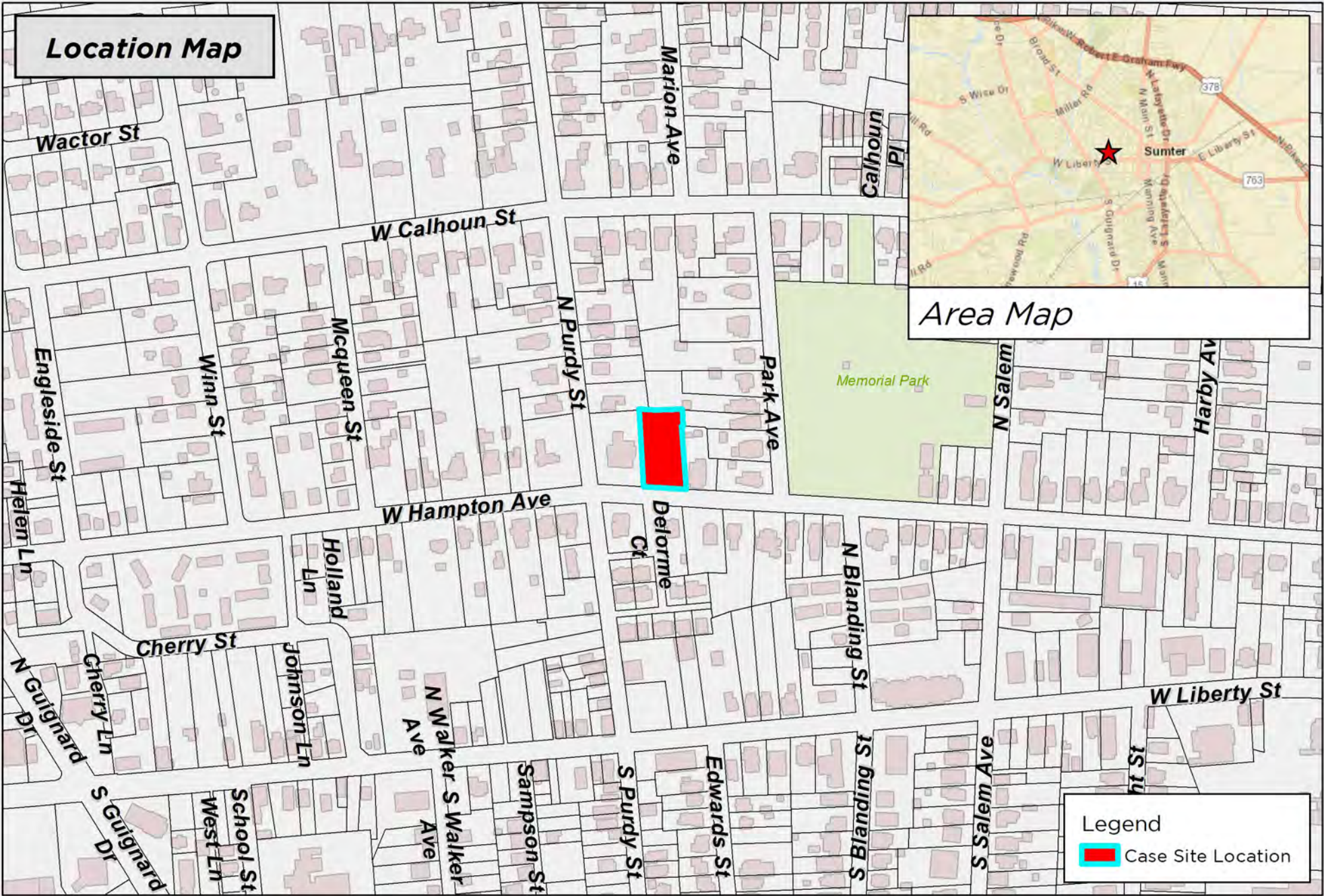
The proposed alterations (size, style, and location) are consistent with the Design Approval Guidelines.

**IV. DRAFT MOTION**

- 1) I move the City of Sumter Design Review Board **approve** HP-26-07 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board **deny** HP-26-07.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

**V. DESIGN REVIEW BOARD – May 28, 2026**


# Location Map



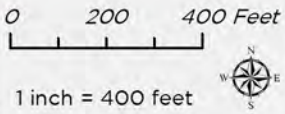
# Area Map



**Legend**

 Case Site Location

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HP-26-07  
443 W Hampton Ave, Sumter, SC 29150  
Tax Map # 228-11-01-042