

Historic Preservation Design Review

March 27, 2013

HP-13-04, 405/403 W. Calhoun St., 202 N. Purdy St. (City)

I. THE REQUEST

Applicant: Hunter Builders, Inc.

Status of the Applicant: Contractor, Agent for Property Owner

Request: Design review for a proposed brick wall in front of the home and carriage house at the corner of Purdy and Calhoun St.

Location: 403 W. Calhoun St.

Present Use/Zoning: Residential / R-9

Tax Map Reference: 228-06-01-036

Adjacent Property Land Use and Zoning: **North** – Residential/R-6/Hampton Park HD
South – Calhoun St./Residential/
R-9/Hampton Park HD
East – Purdy St./Residential/
R-6&R-9/Hampton Park HD
West – Residential/R-9 /Hampton Park HD

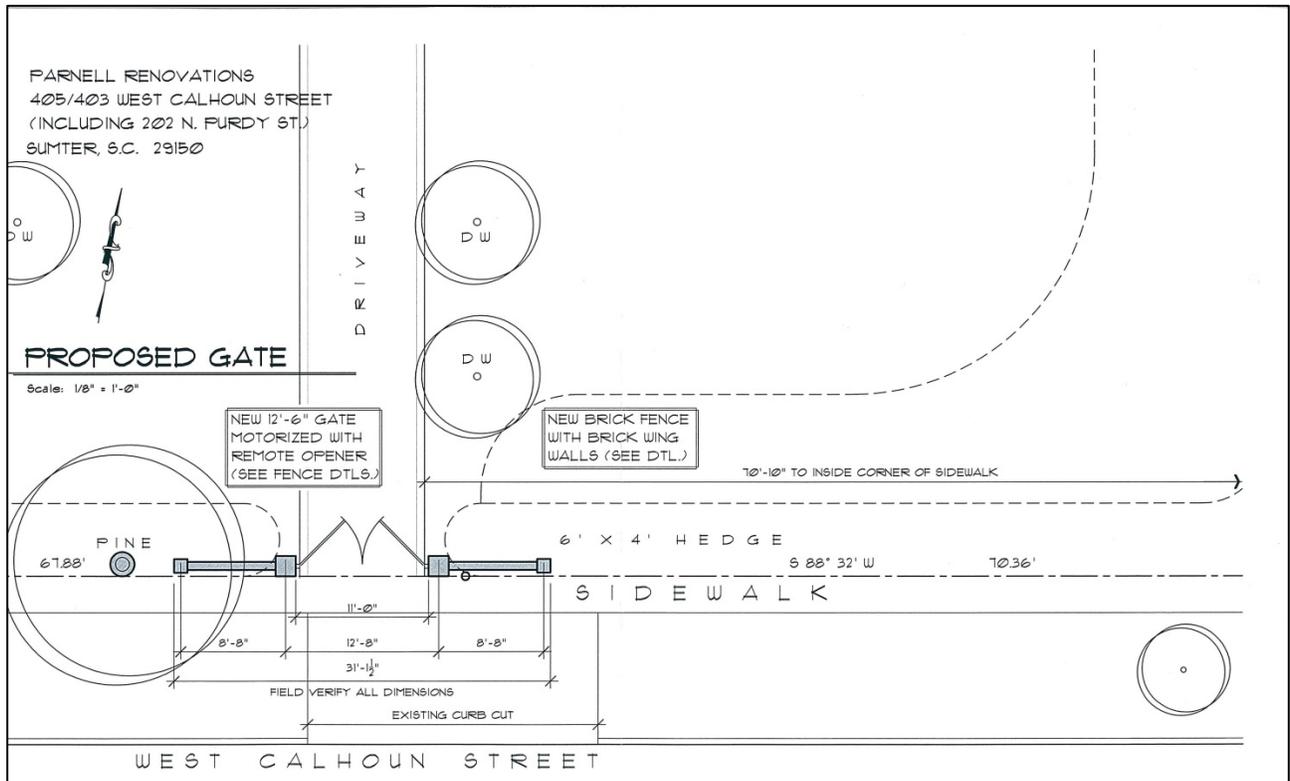
II. BACKGROUND

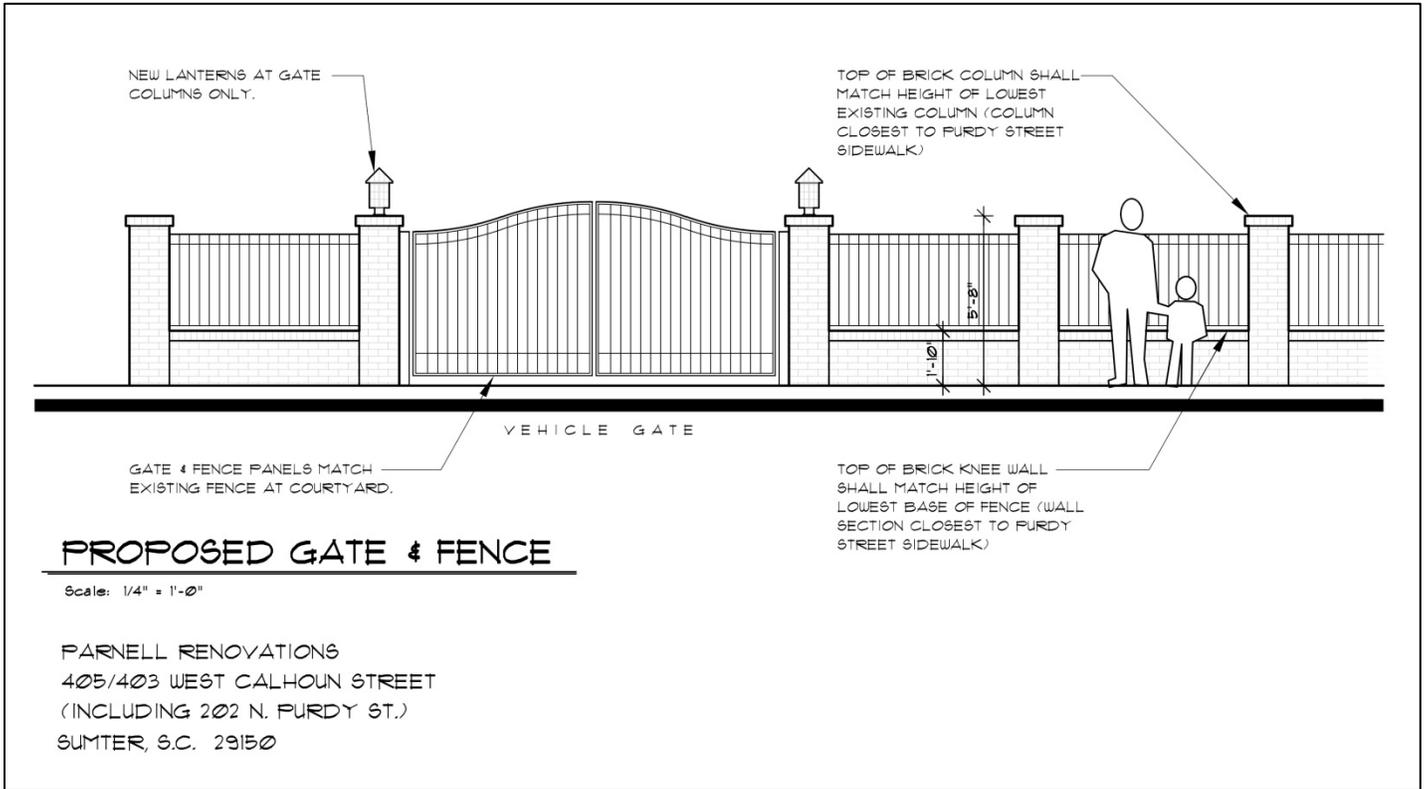
The applicant is requesting Design Review approval for a proposed brick wall in the front yard of the corner property.





Above: Photo of area where brick gate section is proposed in front of the house on Calhoun St.
Below: Plan view of the gate.





Above: Elevation of the wall section. The brick is to match existing and the metalwork will be black.

Historic Context



The house is a 1-½ story asymmetrical half timber Tudor Revival house built c. 1926. It has a porte cochere and an addition and carriage house built to match. The carriage house at 202 N. Purdy St. is only partially located in the Historic Preservation Overlay District. (See map Left)

The *Design Review Guidelines Manual* states:

#42) PRESERVE HISTORIC FENCE AND RETAINING WALL MATERIALS

Normally Required

- a. Original historic fence and retaining wall materials should be preserved and maintained.**

Few buildings in the residential historic districts have fences installed on the primary facade adjacent to the sidewalk. Most of those that presently exist are some type of brick fence or of modern wrought iron. Historic fencing materials such as cast iron or open weave brick are rarely found in the districts. Those that exist are important defining elements of a residence and should be preserved and maintained.

#43) THE ADDITION OF HISTORIC FENCE DESIGN AND MATERIALS IS APPROPRIATE

Normally Required

- a. Fences may be erected along all four property lines of a residence.** The most appropriate fencing material at the sidewalk or property line on primary facades is wood in historic picket designs. Other allowable fence materials are open weave brick designs or cast iron.
- b. Wooden plank fences, solid wall brick fences, and chain link fences and other metal designs shall not be installed at the sidewalk or property line on primary facades.** Wooden plank fences and solid wall brick fences may be added on the side property lines of residences located on corner lots adjacent to a street, however, chain link or other similar metal fences shall not be allowed. These fence materials may not be added on secondary or side yard property lines unless they are recessed back at least fifteen feet from the plane of the residence's primary facade.
- c. Fences at the sidewalk or property line on primary facades should not exceed 3' in height while fences on the property lines of secondary and rear facades should be no higher than 6'.** Fence heights lower than the maximum allowable height are encouraged. Fences placed along property lines on corner lot residences must follow regulations listed in the Zoning Ordinance.

The proposed replacement wall is in accordance with these guidelines. The brick and metal fence style will complement the architecture of the house.

III. STAFF RECOMMENDATIONS

Staff recommends approval.

IV. DRAFT MOTIONS

I move that the Sumter Historic Preservation Design Review Committee approve HP-13-04, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report, and with the recommended conditions.

I move that the Sumter Historic Preservation Design Review Committee deny HP-13-04.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

V. HISTORIC PRESERVATION DESIGN REVIEW – MARCH 28, 2013

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, March 28, 2013 approved this request to construct a new brick fence with a metal gate, brick columns and metal panels on property located at 403 W. Calhoun St. in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with criteria #42 and 43 of the *Design Review Guidelines*.