

Historic Preservation Design Review

June 25, 2020

HP-20-05, 508 W. Hampton Ave. (City)

I. THE REQUEST

Applicant:	Wilbur Jeffcoat
Status of the Applicant:	Property Owner
Request:	Design Review approval for the construction of a 144 sq. ft. accessory structure.
Location:	508 W Hampton Ave.
Present Use/Zoning:	Residential / R-9
Tax Map Reference:	228-11-03-005
Adjacent Property Land Use and Zoning:	North – Single-Family / R-9. South – Single-Family / R-9 East – Single-Family / R-9. West – Single-Family / R-9

II. BACKGROUND

508 W. Hampton Ave., shown in the photograph to the right, is a single-family residential structure with frontage on W. Hampton Ave.

The applicant is requesting design review approval for a 144 sq. ft. (9 x 16 ft.) wooden accessory shed to be constructed in the rear portion of the property.



Architectural/Historic Context:

Based on the Sumter County Tax Assessor's Records, the site's existing single-family residence was constructed in 1890. The 1980 Historic Resources Survey Card identified the structure as a Vernacular Victorian style, with Tuscan

columns, double gable, and wrap around porch. Based on the age of the structure, it is contributing to the overall fabric of the Hampton Park Historic District. There are no proposed modifications to the contributing structure in this request.

Scope of Work:

The proposed project will include construction of a 144 sq. ft. (9 x 16 ft.) wooden accessory shed with wood siding and one over one sash configuration vinyl windows on an existing concrete pad. The proposed paint color is light green. The applicant plans to choose a color from the Historic Preservation approved color pallet book, however if no colors are suitable a new request will be submitted for paint colors.

An image showing the proposed design is shown below, as well as a graphic detailing the proposed location.



Above: Proposed structure design; Below: Proposed structure location shown in red



Design Review:

The *Design Review Guidelines Manual* states:

5.7 Outbuildings and Accessory Structures

When designing a new garage or accessory structure it is important to remember its design and placement affect the overall appearance of the property

A. Place, maintain, and preserve historic outbuildings

B. Construct new outbuildings to compliment the primary building

- *Design new buildings to be subordinate to the primary structure in size, scale, and location*
- *Locate new outbuildings in inconspicuous locations, set behind the primary building or in the rear of the lot*
- *Ensure the new buildings are compatible in size, scale, materials, and roof slope*
- *Limit the visibility of pre-fabricated accessory structures as much as possible*

Staff Analysis

The proposed accessory structure will utilize a simple design, with wooden siding, architectural shingles, and two small vinyl windows.

The proposed location is an existing concrete slab in the rear of the property in front of an existing 600 sq. ft. accessory structure.

The structure will be visible from the right of way on W. Hampton Ave. and from the rear yard of the adjacent dwelling due to the absence of fencing or vegetation screening.



Above: Unobstructed view of the rear yard from the right of way

Due to the quality of the proposed material and design of the proposed accessory building, the increased visibility will not be detrimental to adjacent properties or the district as a whole.

III. STAFF RECOMMENDATION

Staff recommends approval of this request.

The structure utilizes traditional materials and design which will mitigate the impact of increased visibility based on the proposed location and lack of existing screening.

The applicant has indicated that the color of the accessory building will be light green with white accents. In order to move forward, the applicant will need to select the specific paint colors from the approved Historic District color palette or return to the Historic Preservation Design Review Committee for approval of specific colors.

IV. DRAFT MOTION

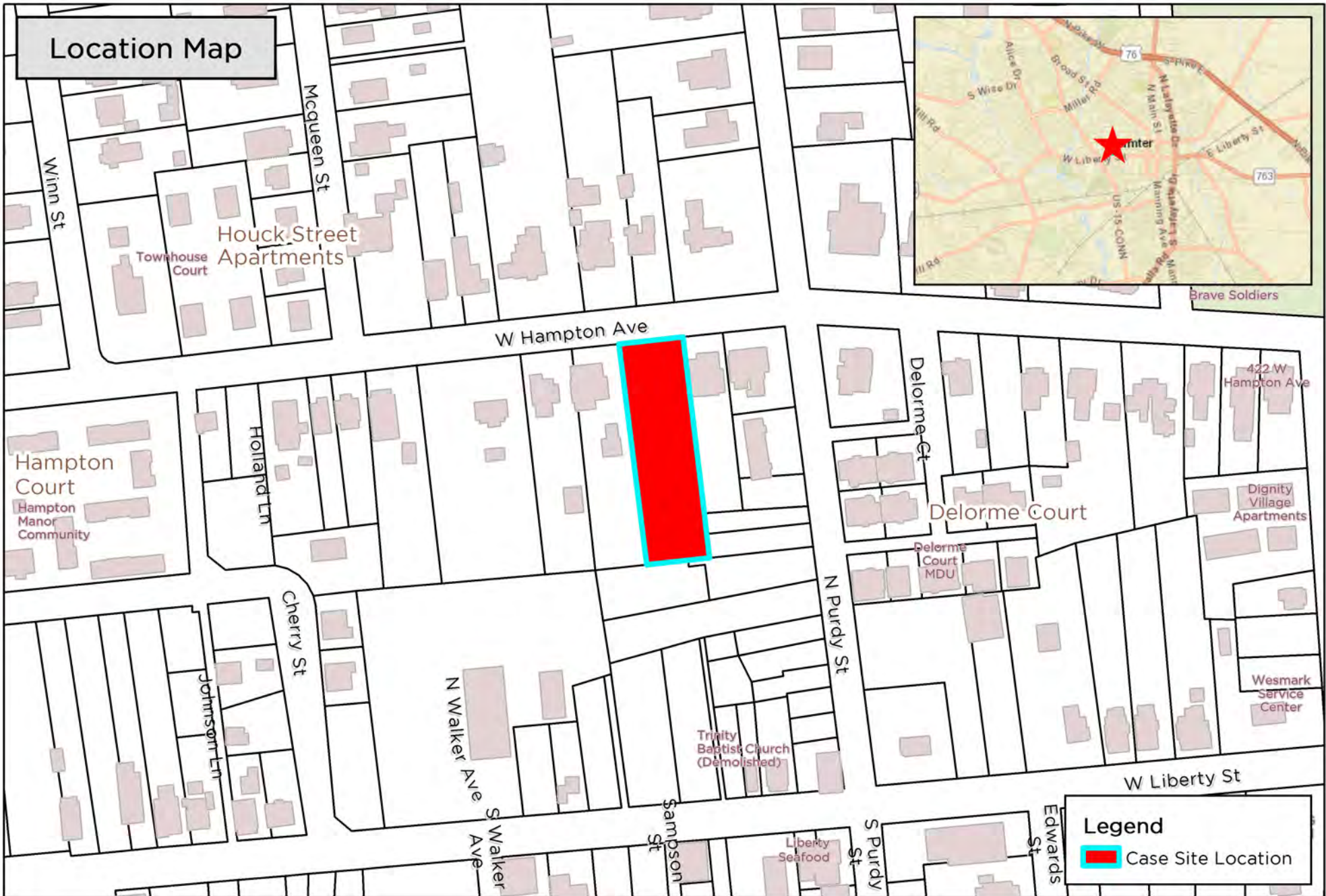
- 1) I move that the Sumter Historic Preservation Design Review Committee approve HP-20-05 in accordance with Staff's recommended conditions and the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2) I move that the Sumter Historic Preservation Design Review Committee deny HP-20-05
- 3) I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

V. HISTORIC PRESERVATION – MARCH 26, 2020

The scheduled March 26, 2020 Historic Preservation Design Review Committee meeting was postponed by order of City Council, in keeping with Centers for Disease Control (CDC) guidelines related to the COVID-19 virus.

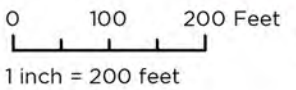
VI. HISTORIC PRESERVATION – JUNE 25, 2020

Location Map



Legend
 Case Site Location

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HP-20-05
 508 W Hampton Ave, Sumter, SC, 29150
 Tax Map # 228-11-03-003