

City of Sumter Historic Preservation Design Review

October 27, 2022

HP-22-14, 4-6 Church St.

I. THE REQUEST

Applicant:	AC Investments Company Inc
Status of the Applicant:	Property Owner
Request:	Request for Design Review approval for installation of 6 ft. tall wood privacy fencing on the property.
District	Hampton Park Historic District
Location:	4-6 Church St.
Present Use/Zoning:	Residential-6 / R-6
Tax Map Reference:	228-12-01-046
Adjacent Property Land Use and Zoning:	North – Single-Family Residence / R-6 South – Commercial (Former Atlas Transmission site) / GC East – Undeveloped / GC West – Commercial / GC

II. BACKGROUND

The Applicant is requesting Design Review Approval to install 6 ft. tall wood privacy fencing on the property, following issuance of a stop work order by both the Planning and Building Departments on April 21, 2022.

The applicant previously requested Design Review Approval for removal and reconstruction of the front porch in May of 2022. The applicant was approved to reconstruct the front porch.



ARCHITECTURAL/HISTORIC CONTEXT:

Based on the Sumter County Assessor's Records, 4-6 Church St. was constructed in the 1930's. The existing 3,641 sq. ft. structure is currently divided into two (2) units, which are leased as apartments.

The residence contains some elements of Colonial Revival Style and is characterized by a rectangular brick design with gabled roof featuring a truncated hipped roof, screened front porch, and two chimneys. Awnings cover the second story windows, and the entire structure is roofed with black asphalt shingles.

The property was assessed during the 1985 Historic Resources Survey, though a specific construction date was not included on the report. The property is a contributing structure to the fabric of the Hampton Park Historic District based both on its age and architectural details.

4-6 Church Street as viewed from Public Right-of-Way:



SITE PHOTOS:

The following photographs show the existing conditions at the site:



Fence and gate at southeast corner of lot facing Church St.



South view of lot with wood fence and gate shown



Fence and gate at northeast corner of lot (including fence extending along north property line).



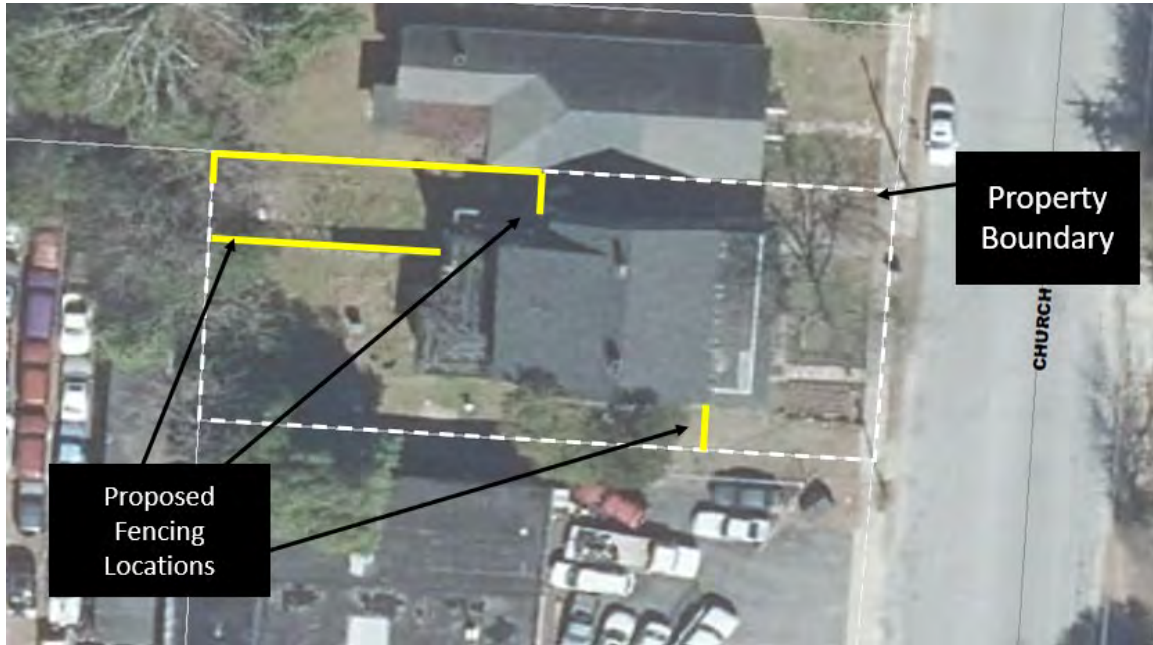
Fence separating rear yard into two portions.

PROPOSED SCOPE OF WORK:

The proposed project includes:

- Installation of 6 ft. tall natural wood finish privacy fence and gate on the lot's side property line (north)
- Installation of 6 ft. tall natural wood finish privacy fence and gate from the front southern corner of the residence to the property line.
- Installation of 6 ft. tall natural wood finish privacy fence in the center of the rear yard separating the rear yard into two sections.

Site Diagram Showing Proposed Improvements:



DESIGN REVIEW:

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

5.2 Fences and Walls

Fences and walls delineate property boundaries as well as distinguish private from public outdoor space. In Hampton Park several backyards are enclosed for privacy.

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 of building.*
- *Do not exceed fence heights of 4 feet on the front property line and 6 feet on the side and rear*
- *Avoid use split rail, wood plank, vinyl, or chain link fences along prominent property lines*

Staff Analysis:

The addition of the proposed fencing is consistent with the Design Review Guidelines, based on height and design.

The Design Guidelines recommend avoidance of wood plank fencing along prominent property lines. While the proposed fencing and gate at the southeast corner of the lot is a prominent property line, because the property is immediately adjacent to a commercial parcel previously used as an auto repair facility, screening the residential use and rear yard further from the commercial use is a mitigating factor.

III. STAFF RECOMMENDATION:

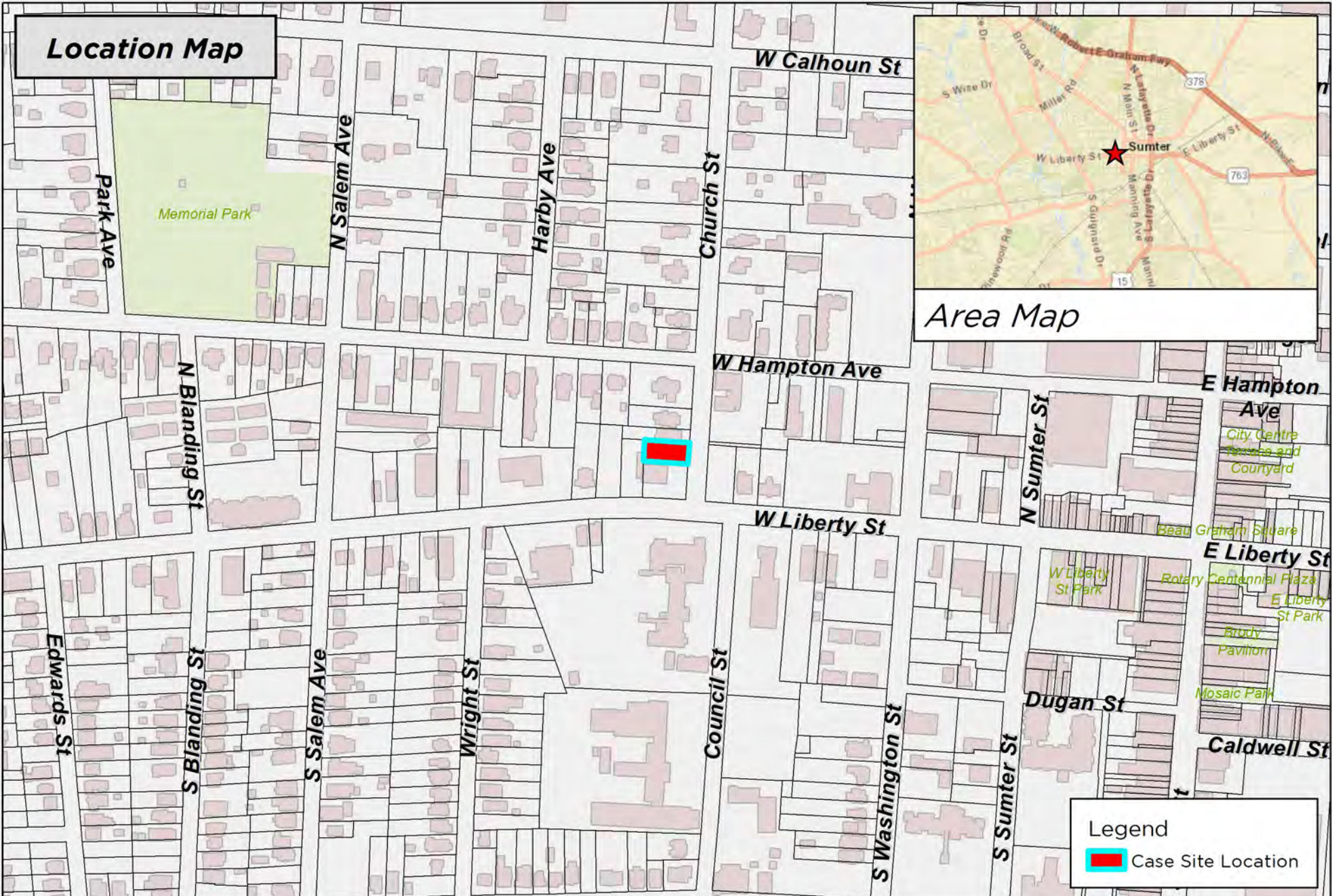
The addition of a 6 ft. tall wood privacy fence in the locations proposed is generally consistent with the Design Review Guidelines. Where the fencing style is inconsistent with the stated Design Guidelines, the location of this parcel within the Hampton Park Historic District and adjacency to commercial use mitigates deviating from the Guidelines.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board ***approve*** HP-22-14 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines, and subject to the conditions of approval.
- 2) I move that the City of Sumter Design Review Board ***deny*** HP-22-14.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.


V. DESIGN REVIEW BOARD – October 27, 2022.

Location Map

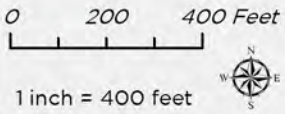


Area Map

Legend

 Case Site Location

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HP-22-14
 6 Church St, Sumter, SC 29150
 Tax Map # 228-12-01-046