

# City of Sumter Design Review Board

June 27, 2024

## HP-24-08 406 W Calhoun St. (City)

### I. THE REQUEST

**Applicant:** Donald Bowen

**Status of the Applicant:** Property Owner

**Request:** Request for Design Review Approval to lime wash the residence's exterior brick walls, and to paint/stain trim.

**District:** Hampton Park Historic District

**Location:** 406 W. Calhoun St.

**Present Use/Zoning:** Single Family Residential / R-9

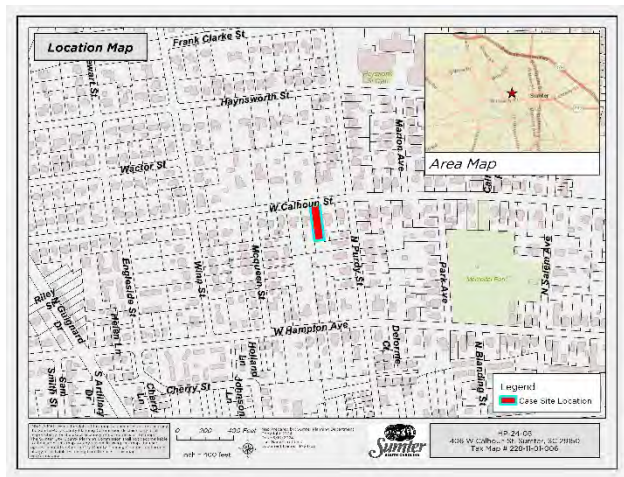
**Tax Map Reference:** 228-12-01-048

**Adjacent Property Land Use and Zoning:** North – Single-Family Residence / R-9  
South – Vacant Lot/ Single-Family Residence / R-9  
East – Single-Family Residence / R-9  
West – Single-Family Residence / R-9

### II. BACKGROUND

The applicant is requesting Design Review Board approval to lime wash the residence's exterior brick walls, and to alter trim color using paint and stain.

The property currently contains a +/- 2,963 sq. ft. single-family residential dwelling built in 1926 and a pair of small accessory structures in the very rear of the lot.



## ARCHITECTURAL/HISTORIC CONTEXT:

The dwelling at 406 W. Calhoun St. was originally a 1 ½- story frame cottage crafted with elements of the Cotswold, Tudor Revival, and Craftsman styles, distinguished primarily by archways and brick cladding, exposed rafter tails, and a sloped gable roof that was extended under the eaves to construct a full second story in 1948. The expansions are covered in English-style stucco and framed with painted timbers to match the Cotswold-style inset detailing at the center front gable. In addition, some work was done to the exterior on the ground floor, to include the removal of an original arched door on the right front façade, the installation of solid stucco walls and windows along the rear in an originally open, partially screened porch, and an enclosed porch addition on the western elevation. The woodwork is painted and the house has modern black louvered shutters on some of the windows.

The Sumter County Tax Assessor Records listing the house as having been built in 1926, with major renovations completed in 1948. The site was not included in the *1985 Sumter Historic Resources Survey* of the Hampton Park District, though it is unclear as to why the property was omitted, save for the possibility that the major renovations completed in 1948 were considered as the effective date of construction, meaning that the structure as renovated did not meet the 50 year age threshold for evaluation at the time. The property's absence from the 1985 resource survey notwithstanding, the existing dwelling is a contributing structure to the fabric of the Hampton Park Historic District based both on age and architectural details.

Previous design review approval was granted in October 2011 via *HP-11-14* to install a 160 sq. ft. storage shed at the rear of the property.

## SITE PHOTO:

The following photograph shows the existing property condition, as viewed from W. Calhoun St.

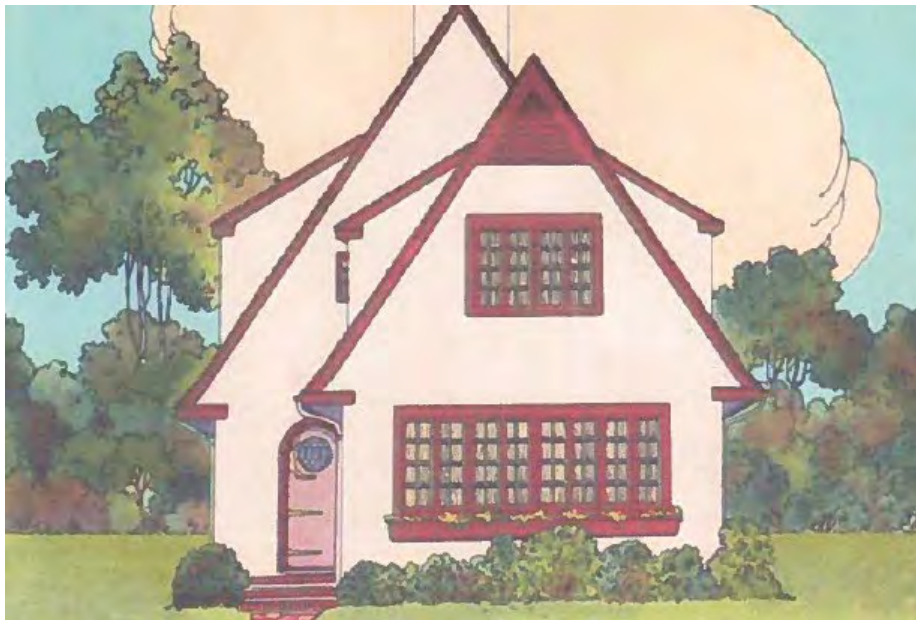


PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Limewash brick surfaces on the exterior of the house.
2. Paint the trim on the exterior of the house.
3. Restore wooden door frame on front door to natural stain.

Along with their application, the applicant has provided a copy of a home plan titled “1925 Kaneville”, sourced from the publication *American Builder Magazine* by the William A. Radford Company, which provided various home plans to the public during the first half of the 21<sup>st</sup> century. The home plan is an illustration of the style the applicant is seeking to apply to 406 W. Calhoun St.



Additional diagrams and images are part of the proposed scope of work are contained within each of the *Design Review Guidelines* analysis sections of this report.

DESIGN REVIEW:

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

**4.3 Exterior Walls: Masonry**

B. Preserve Original masonry and its visual qualities.

- Retain masonry features that are important in defining the overall character of the building.
- Do not remove or obscure masonry elements.
- Do not paint unpainted masonry. Exceptions to this include masonry walls that have a patchwork appearance from extensive replacement or rebuilding.

**Staff Analysis:**

The applicant is proposing to “limewash” the brown brick on the exterior of their house. While the Design Review Guidelines discourage painting of any previously unpainted masonry surfaces, lime wash is a different process.

While paint covers masonry surfaces with a cohesive skin that protects the surface but can trap moisture inside, limewash stains the brick, changing its color while keeping the unique characteristics of brick and mortar intact, and is considered breathable, as it allows the pores of brick to remain open to the air. Trapped moisture is one reason paint peels, which limewash avoids entirely.

With a flat and chalky finish, limewash is semi-transparent with one coat and becomes more opaque with added coats or thicker batches. Much of the color of brick will show through one coat of limewash. Two or more coats of limewash produce a color closer to that of exterior house paint, though some brick color will show through in places.

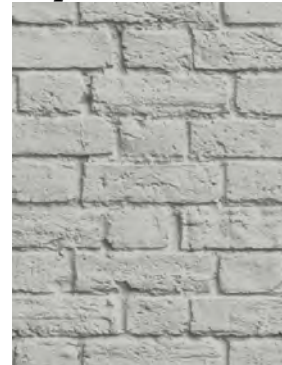
Limewash has been used for centuries as an inexpensive coating on houses, masonry, barns, outbuilding and outhouses. It was a common technique used during the period in which the dwelling was constructed.

Limewash can be removed soon after it has been applied or when there are fewer coats, but limewash that has soaked into the brick is more difficult to remove, and typically can only be removed through abrasive or acidic processes.

***Example: Limewashed Brick***



***Example: Painted Brick***



**4.11 Paint**

*B. Select a compatible color scheme.*

- *Choose colors that are appropriate to the architectural style and complement the building and its surroundings.*

*C. Use paint color to accentuate exterior details.*

- *Use lighter colors to highlight trim and architectural ornamentation.*



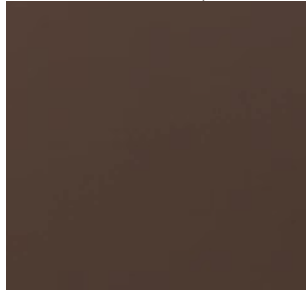
- *Paint window sash and frames a contrasting color than the walls to provide contrast and depth to window openings.*
- *Limit the paint scheme to three or four colors: one roof color, one wall color, one trim color, and one accent color.*

**Staff Analysis:**

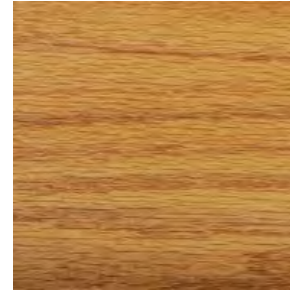
The applicant is proposing to paint the trim of the residence, and to restore the original wooden door archway to a natural golden oak wood stain. The applicant is currently proposing to use *Tudor Brown (HC-185)* or similar shade for the trim.

The proposed colors and application are consistent with the Design Review Guidelines.

***Tudor Brown (HC-185)***



***Golden Oak Wood Stain***



**III. STAFF RECOMMENDATION**

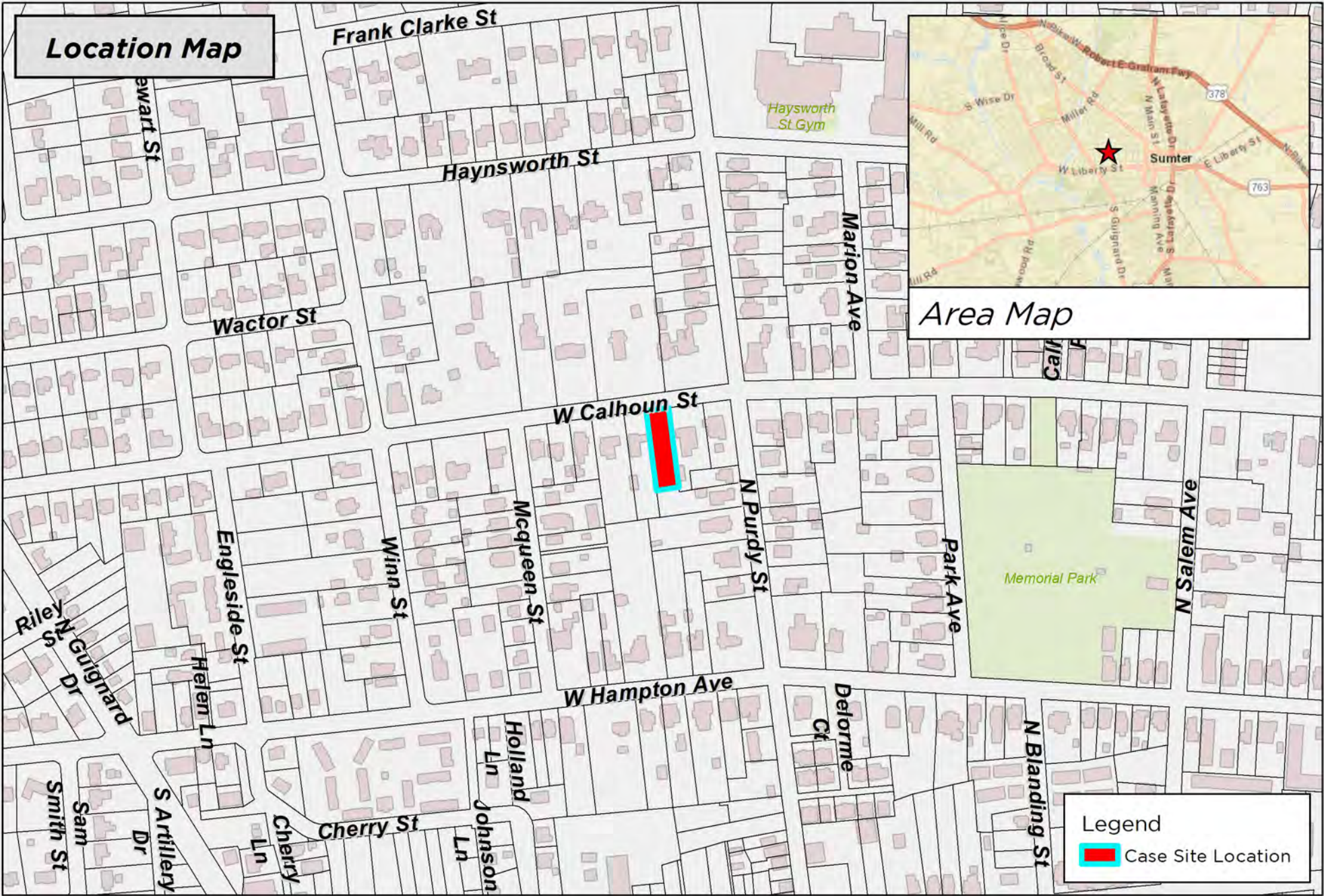
Staff recommends **Approval** of this request. The proposed alterations are consistent with the Design Approval Guidelines, and are in keeping with the architectural style of the home and the period in which it was constructed.

**IV. DRAFT MOTION**

- 1) I move the City of Sumter Design Review Board **approve** HP-24-08 in accordance with the materials and construction details submitted, and staff recommendation referenced in the Staff Report based on compliance with *Design Review Guidelines*.
- 2) I move the City of Sumter Design Review Board **deny** HP-24-08
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

**V. HISTORIC PRESERVATION – June 27, 2024**

# Location Map

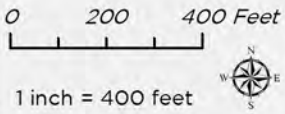


# Area Map

**Legend**

 Case Site Location

**DISCLAIMER:** While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



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HP-24-08  
406 W Calhoun St, Sumter, SC 29150  
Tax Map # 228-11-01-006