

City of Sumter Design Review Board

July 23, 2026

HP-26-09 417 W Calhoun St.

I. THE REQUEST

Applicant: Scott Bell

Status of the Applicant: Authorized Agent for Property Owner

Request: Request for Design Review Approval to renovate and convert an existing guest house and adjacent carport (total size 1,175 sq. ft.) into a single garden house accessory dwelling unit and garage (total size 1,775 sq. ft.) in the property's rear yard.

District: Hampton Park Historic District

Location: 417 W Calhoun St.

Present Use/Zoning: Residential / Residential-9 (R-9)

Tax Map Reference: 228-06-01-027

Adjacent Property Land Use and Zoning: North – Residential / Residential (R-9)
South – Residential / Residential (R-9)
East – Residential / Residential (R-9)
West – Residential / Residential (R-9)

II. BACKGROUND

The applicant is requesting Design Review Board approval to renovate and convert an existing guest house and adjacent carport into a single garden house accessory dwelling unit and garage.

The proposed building size does not comply with the current zoning ordinance; however, it will be permitted under the new ordinance, which is scheduled for adoption in September.



The property located at 417 W Calhoun Ave., was acquired by the applicant in 2018. The 1.45-acre lot currently contains a residential structure that measures 5,169 sq. ft.

ARCHITECTURAL/HISTORIC CONTEXT:

The principal structure at 417 W Calhoun St. was not included in the 1985 Historic Resources Survey. This could be the result of exterior renovations that gave the home the appearance that it was not at least 50 years old at the time the survey was completed. The home does appear on 1931 Sandborn Fire Insurance maps, and the Sumter County Accessor office lists the year of construction as 1920.

The building is a contributing structure to the fabric of the Hampton Park Historic District based both on its age and architectural details.

There have been no previous design review approvals for this property.

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Renovate and convert an existing guest house and adjacent carport into a single garden house accessory dwelling unit and garage.



Figure 1 - Property Diagram Identifying Proposed Site Changes



P r o p o s e d F r o n t E l e v a t i o n

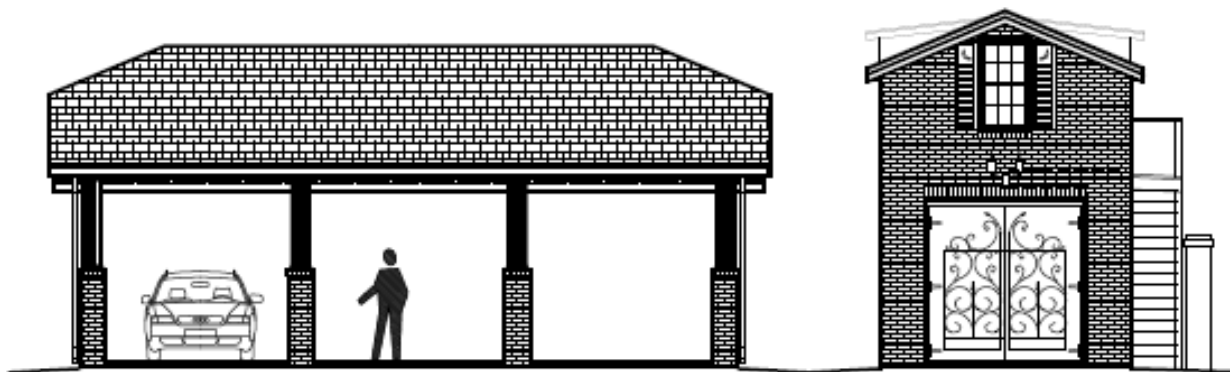
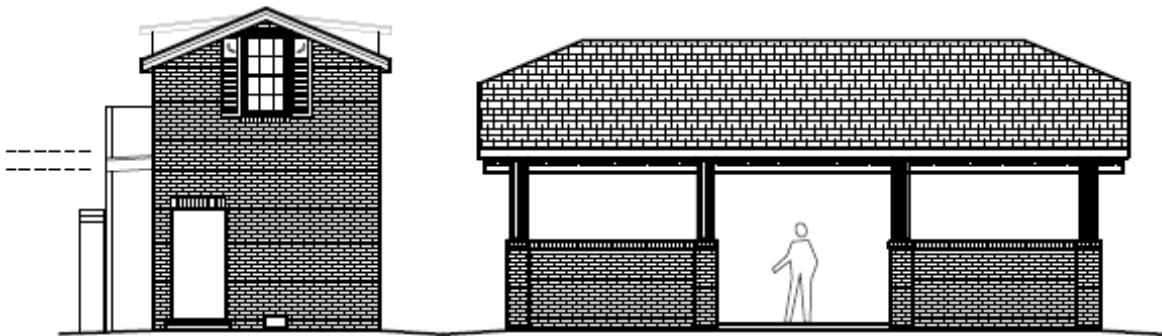


Figure 2- Front Elevation



P r o p o s e d R e a r E l e v a t i o n



E x i s t i n g R e a r E l e v a t i o n

Figure 3- Rear Elevation



P r o p o s e d L e f t E l e v a t i o n



E x i s t i n g L e f t E l e v a t i o n

Figure 4- Left Side Elevation



DESIGN REVIEW:

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

6.2 Residential Properties

- A. *design new buildings to reflect their Own Time.*
 - *Avoid the direct imitation of a historic style that would blur the distinction between old and new.*
 - *Avoid any reference to historic styles that precede the growth and development of the district.*
- B. *Incorporate the principal elements of traditional residential construction into the designs of new houses.*
 - *Design non-residential buildings in the district to be compatible with neighboring residential buildings, but easily recognizable as office, commercial, or institutional uses.*
 - *Avoid making non-residential buildings look like residential buildings.*
- C. *Relate the setback, orientations, and spacing of new construction to that OF existing buildings.*
 - *Align new construction with the setback established by adjacent houses while conforming to zoning requirements. This will include alignment of the front elevation and porch face.*
 - *Establish an average setback if the setbacks of adjacent houses are inconsistent.*

- *Maintain average side yard setbacks based on adjacent houses and adhering to applicable zoning regulations.*
 - *Orient the primary facade to the major street onto which the lot faces.*
- D. Develop respectful relationships in terms of size, scale, and massing to adjacent historic buildings.*
- *Use an appropriate form and massing for new construction that relates to the majority of surrounding buildings.*
 - *Reflect the widths of adjacent buildings in new construction. Generally, new construction should not differ in width by more than 10 percent from the typical buildings on the street.*
 - *Reflect the heights of adjacent houses in new construction. Generally, new construction should not differ in height by more than 10 percent from the typical buildings on the street.*
 - *Use floor to ceiling heights that are compatible with adjacent buildings to maintain existing building proportions on the block. Appropriate floor to ceiling heights for new construction are eight to ten feet.*
 - *Create visual interest at the ground level to emphasize the human scale of the building by incorporating functional elements like traditional front porches.*
- E. Choose roof forms for new construction that are similar to adjacent historic examples*
- H. Incorporate a porch on the primary elevation of new residential construction.*
- *Ensure that the design, placement, and height of a porch is in accordance with those of adjacent buildings on the block.*
 - *Design a porch to have a depth of at least 6 feet, although 8 to 10 feet is recommended to create a usable space.*
 - *Use simple round or square columns of uniform shape and style with a base and a cap. Aim for a minimum diameter of 6 inches and a maximum diameter of 10 inches.*
 - *Use simple square balusters with appropriate proportions and spacing.*
 - *Frame the underside of the porch with lattice between pier supports and under the skirt board.*
 - *Use enclosed stair risers for the front porch stairs.*
 - *Design the porch roof with a pitch equal or less than that of the main roof.*
- I. Arrange windows and doors to reflect the traditional size and proportion of those on adjacent historic houses.*
- J. Arrange windows and doors to reflect the spacing, rhythm, and alignment of others in the district.*
- K. Relate the ratio of solid walls to voids (windows and doors) of new houses to that OF adjacent historic houses.*
- L. Use traditional styles found in the district as the basis for new doors and windows.*
- M. Reinterpret traditional decorative elements in a contemporary manner.*
- N. Choose high quality and durable materials that are visually compatible with and complementary to the architectural character of the district and surrounding buildings.*

Staff Analysis:

The applicant proposes traditional wood entry doors for the guest house entrance and select access points within the garage area. These doors will incorporate glass panes while maintaining a traditional architectural appearance.

The proposed garage doors are carriage-style doors featuring two nine-pane windows at the top of each door. The carriage-style design and divided-light windows are consistent with the overall architectural character of the structure and complement the proposed building design.

The proposed doors are to be stained with solid wood. (Manufacturer to be selected).

The proposed windows are complementary to the style and character of existing accessory structures.

The proposed windows, as shown in the architectural renderings, are intended to match the windows on the existing guest house. The proposed windows will have either 6, 9, or 12 panes, with aluminum-clad trim. The trim and frame color will be white, matching the existing guest house windows.

The proposed windows are complementary to the style and character of the existing guest house; and are placed in a manner that minimizes the impact on the historic features, due to the low visibility of the proposed structure.

The proposed materials are brick and wood, with the dormers featuring shake siding. The colors for all new construction are expected to match the color scheme of the existing accessory structures: black, white, and brown.

While the proposed project consolidates the two existing structures into a single combined structure and modifies the current configuration, the design has been considered to preserve the architectural character and visual harmony of the historic district. The use of traditional materials such as brick, wood, and shake siding, paired with a color palette of black, white, and brown that matches the existing accessory structures, ensures visual continuity with the surrounding built environment.

5.7 Outbuildings and Accessory Structures

B. Design new outbuildings to complement the primary building.

- *Design new outbuildings to be subordinate to the primary building in size, scale, and location.*
- *Locate new outbuildings in inconspicuous locations, set behind the primary building, preferably at the rear of the lot.*
- *Ensure that new outbuildings are compatible with the main house in size, scale, materials, and roof slope.*
- *Include a separate opening for each vehicle in a multi-bay garage.*
- *Limit the visibility of pre-fabricated accessory structures as much as possible*

Staff Analysis:

The proposed accessory structure is being created by combining an existing open-air carport and existing guest house into one structure. The square footage of the new structure would be approximately 1,775 sq ft. The exterior materials of the new construction components would be a mixture of brick, to be painted white to match

the home and the existing accessory structures; shake siding in the dormers, to be painted white; and shutters, to be painted black to match the color of the existing shutters. The light fixtures will be copper, the applicant is proposing to add a canvas awning on the guest house portion, striped with Sunbrella colors burgundy and white, and the shingles are proposed to be dark gray to match the existing shingles.

The proposed new accessory structure is complementary to the style and character of the home and the existing two separate accessory structures. The design by the applicant and architect reflects their intent to preserve the character of the structures while modernizing, combining, and upgrading them.

III. STAFF RECOMMENDATION

If the Design Review Board makes the findings necessary to approve this request, Staff requires the following conditions:

1. The applicant must submit a minor site plan application, as the total square footage of the proposed structure is over the maximum size permitted absent site plan review and approval.
2. The applicant must obtain a variance from the Sumter City-County Board of Zoning Appeals from side setback requirements. Because the proposed structure will exceed 1,200 sq. ft., the required setback is 10 ft., which the proposed project does not meet.

IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board **approve** HP-26-09 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board **deny** HP-26-09.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION – July 23, 2026

Location Map

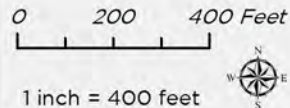


Area Map

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.



Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 7/1/2026
User Name: crobbins
Document Name: HP-26-09



HP-26-09
417 W Calhoun St, Sumter, SC, 29150
Tax Map # 228-06-01-027