

City of Sumter Design Review Board

March 26, 2026

HP-26-02-306 W. Calhoun St.

I. THE REQUEST

Applicant: Dexter and Tajma Davis

Status of the Applicant: Property Owners

Request: Request for Design Review Approval to 1) Paint exterior siding and trim of the house a new color, 2) Replace three sets of porch steps, 3) Install handrails on porch steps, 4) Install rear and side yard privacy fencing, 4) Remove existing porch rails and balusters, and 5) Remove existing window shutters.

District: Hampton Park Historic District

Location: 306 W. Calhoun St.

Present Use/Zoning: Residential / Residential-6 (R-6)

Tax Map Reference: 228-11-02-010

Adjacent Property Land Use and Zoning: North – Residential / Residential (R-9)
South – Residential / Residential (R-6)
East – Residential / Residential (R-6)
West – Residential / Residential (R-9)

II. BACKGROUND

The applicant is requesting Design Review Board approval to 1) Paint exterior siding and trim of the house a new color, 2) Replace three sets of porch steps, 3) Install handrails on porch steps, 4) Install rear and side yard privacy fencing, 4) Remove existing porch rails and balusters, and 5) Remove existing window shutters.

The property located at 306 W. Calhoun St., immediately west of the intersection of W.



Calhoun St. and N. Salem Ave. The current owners acquired the property in 2021. The 0.42 acre lot currently contains a residential structure that measures 3,662 sq. ft., a detached garage, and a swimming pool.

ARCHITECTURAL/HISTORIC CONTEXT:

306 W. Calhoun St. is a 3,662 sq. ft. Vernacular Victorian dwelling. The structure was identified in the 1980 Historic Resources Survey Inventory for the Hampton Park Neighborhood as having been constructed circa 1890, and described as a 2-story asymmetrical clapboard house with a front corner pedimented gable. The home also features a wraparound porch with wooden posts and a plain balustrade. The bay arrangement is B/A/B/B with 2 over 2 sash windows. The front door features side lights and a transom.

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

A previous design review approval was granted for this property via *HP-00-02* (proposed rear addition).

EXISTING SITE CONDITIONS



Figure 1 - 306 W. Calhoun St. as viewed from Sidewalk



Figure 2 - 306 W. Calhoun St. (Left Oblique)



Figure 3 - Front Porch Steps



Figure 4 - West Facing Porch Steps



Figure 5 - East Facing Porch Steps



Figure 6 - Rear/Side Yard Fencing



Figure 7 - Front Porch Railings



Figure 8 - Front Porch Railing Condition

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Paint exterior siding, trim, and front door. Siding to be painted “*Dignity Blue*” (SW 6804), trim to be painted “*Extra White*” (SW 7006), and door frame and door to be painted “*Tricorn Black*” (SW 6258).
2. Reconstruct and/or replace three sets of front and side porch steps with wooden stairs. Risers to be painted white and treads stained brown.
3. Install handrails for porch steps, as shown in *Figure 10* of this report.
4. Remove existing side/rear yard wood picket fencing.
5. Install new rear and side yard privacy fencing. Style to be white vinyl 6 ft. x 6 ft. panels, with two alternatives identified, as noted in *Figure 12* and *Figure 13* of this report.
6. Install new black iron security gate at driveway, as shown on *Figure 11* of this report.
7. Remove existing porch rails and balusters.
8. Remove existing front façade window shutters



Figure 9 - Property Diagram Identifying Proposed Site Changes



Figure 10 - Proposed Front/Side Porch Alteration Styles

1) New Handrails, 2) Removal of existing rails and balusters, and 3) Replacement porch steps



Figure 11 - Proposed Metal Driveway Gate Style



Figure 12 - Side/Rear White Vinyl Fence
(Alternative #1)



Figure 13 - Side/Rear White Vinyl Fence
(Alternative #2)

COLORS:



DESIGN REVIEW:

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

4.7 Shutters

A. Retain and repair original shutters and their hardware.

B. Replace historic shutters with a compatible design if repair is not a feasible option or if original shutters are missing.

- *Match replacement shutters to the materials, proportions, and style of the original shutters.*
- *Use shutters of wood or a wood composite rather than metal or vinyl.*
- *Size new shutters to cover the window opening when closed.*
- *Mount shutters on hinges to give the appearance of being operable.*
- *Base replacement of missing shutters on historic and pictorial evidence.*
- *Add shutters only when in keeping with the architectural style of the house.*

Staff Analysis:

The current louvered window shutters are in deteriorated condition, and the shutters, while all of a similar style, are not all of the identical type and size. Further, due to the window configuration and spacing, not all windows on the house have shutters, with one window on the first level not having any shutters, and two windows on the second level having a single shutter each. It is unclear whether any of the shutters are original to the house, though it is unlikely given the inconsistent window spacing.

4.9 Porches

A. Retain and repair original porch elements and materials.

- *Preserve and maintain original porch elements including floors, beadboard ceilings, columns and supports, pilasters, railings, steps, lattice, and decorative trim.*
- *Remove inappropriate materials such as open-riser stairs, metal porch supports, decking used as porch flooring and inappropriately installed lattice panels.*
- *Repair the deteriorated portions of an element rather than replacing an entire feature.*
- *Consider epoxy consolidants to rebuild deteriorated elements.*

B. Replace deteriorated or missing porch elements and materials in-kind.

- *Replace deteriorated or missing features with materials compatible with the original in size and shape, detail and dimension, color and texture.*
- *Choose proper replacement columns or supports for the style of the house, based on existing evidence or historical information.*
- *Replace deteriorated wood columns with new wood columns or composite columns that resemble wood. Metal or aluminum columns are not appropriate for elevations visible from the public right of way.*
- *Replace missing porch railings and balusters with traditional designs with appropriate dimensions.*
- *Replace deteriorated wood porch floors with traditional tongue and groove floors if possible. Composite tongue and groove flooring may be an appropriate alternative.*
- *Replace deteriorated or missing porch stairs with closed-riser stairs of materials matching the original. Use simple handrails made of wood in a simple design.*

C. Preserve and retain original porch configuration

- *Retain the open quality of porches, especially those on the front or on a prominent elevation*
- *Porch enclosures may be appropriate on the rear or side elevations that are less prominent*
- *Design porch enclosures in a manner that will not obscure, damage, or destroy character-defining features.*
- *Use screen panels with the minimum number of vertical and horizontal framing members necessary to enclose the porch. Recess panels behind porch columns and railings. Wood frames are more appropriate than metal.*

Staff Analysis:

The current wraparound front and side porch is a defining feature of the house. The applicants plan to remove the existing porch rails and balusters in part due to their deteriorated condition, as well as based on a desired aesthetic for the front façade of the house. While the Design Guidelines recommend preserving original porch elements and materials, the style of the railings and balusters in this case is quite plain, in comparison to the typical Vernacular Victorian railing styles. The porch is also significantly lower in elevation than commonly found in similar homes, which alters the railing purpose.

The applicants also propose to reconstruct the existing front porch steps and replace two other sets of porch steps on the east and west sides of the porch with new stairs matching the style of the original front steps. Each current set of steps is different in style and materials, with the front steps being wooden, and side steps being brick and concrete, respectively. Replacing the brick and concrete steps with wooden steps as proposed is consistent with the architectural style of the house. Further, the applicant's plan to install handrails on the steps is consistent with the Design Guidelines.

4.11 Paint

A. Maintain and repaint historically painted surfaces.

- *Remove paint from masonry only when the paint is not historic, will not reveal aesthetic issues, and will not damage the masonry.*
- *Do not paint unpainted masonry walls unless insensitive past repairs have negatively affected the visual qualities of the masonry.*
- *Do not strip paint or other coatings to reveal bare wood or apply a stain if the material did not historically have a natural finish.*

B. Select a compatible color scheme.

- *Choose colors that are appropriate to the architectural style and complement the building and its surroundings. Overly bright and obtrusive colors are not appropriate.*
- *Consider an original color scheme based on paint analysis or research*

C. Use paint color to accentuate exterior details.

- *Use muted or dark colors for the walls of a building.*
- *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.*

D. Remove deteriorated paint using the gentlest means possible.

- *Do not use abrasive methods, such as sandblasting, high-pressure water, or butane torches to remove paint from masonry, wood, or metal.*

Staff Analysis:

The applicant proposes to paint the wood siding of the house “*Dignity Blue* (SW-6804), trim “*Extra White*” (SW-7006) and the front door and door frame “*Tricorn Black*” (SW-6258).

The proposed paint colors, color scheme, and surfaces proposed for painting are all consistent with the Design Guidelines.

5.2 Fences and Walls

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 and character of the building.*
- *Use traditional materials to build new fences or use appropriate contemporary materials with a traditional appearance.*
- *Limit front yard fencing to open designs, such as painted wood picket or simple wrought iron fencing that will not obscure views of the building from the street.*
- *In downtown commercial locations, use simple, low metal fencing in an open design that will not obscure views of the building from the street.*
- *Avoid incompatible fencing—such as wood plank, split rail, vinyl, solid brick, or chain link fences—along prominent, visible property lines. Wood plank fences and solid wall brick fences may be added on the side property lines of corner lots adjacent to the street.*
- *Do not use split rail fences in the historic districts.*
- *Use ivy, vines, or other plant materials to cover or screen chain link fences.*
- *Do not exceed fence heights of 4 feet on the front property line and 6 feet on side and rear yards.*

Staff Analysis:

The applicant proposes to replace mismatched low wood picket fencing in the side and rear yards with a new white vinyl 6 ft. tall privacy fence to provide privacy in the rear yard. There are two fence style alternatives proposed by the applicant. While either alternative would be consistent with the Design Guidelines, Alternative #1 as shown in Figure 12 of this report would be more compatible with existing fencing styles in the district.

The applicant also proposes to install a black iron entry gate at the driveway. This proposed style and material is consistent with the Design Guidelines.

III. STAFF RECOMMENDATION

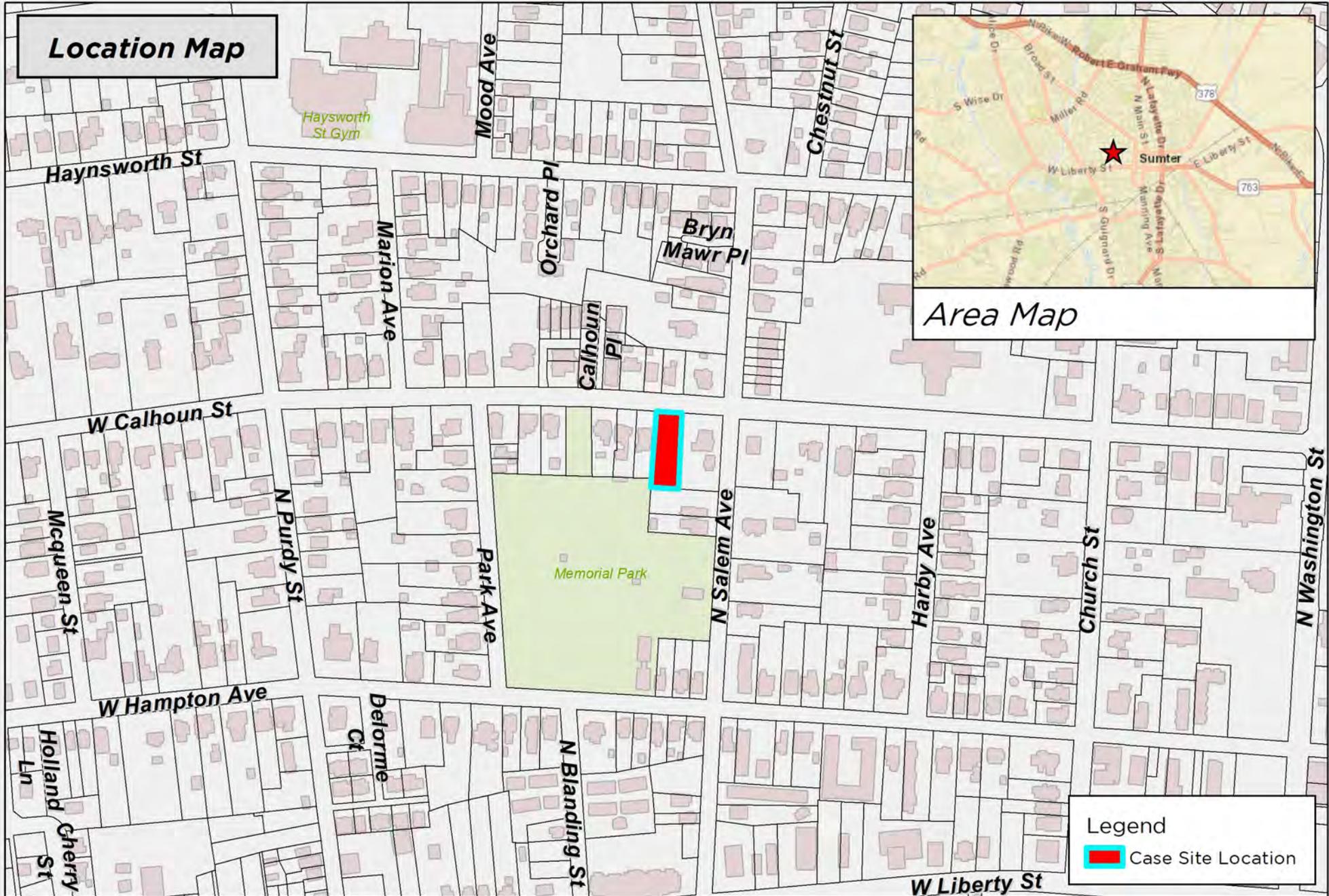
If the Design Review Board makes the findings necessary to approve this request, Staff recommends no additional conditions.

IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board ***approve*** HP-26-02 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board ***deny*** HP-26-02.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION – March 26, 2026

Location Map

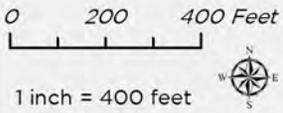


Area Map

Legend

 Case Site Location

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HP-26-02
 306 W Calhoun St, Sumter, SC, 29150
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