

City of Sumter Design Review Board

October 23, 2025

HP-25-20-343 West Calhoun St (City)

I. THE REQUEST

Applicant: Mary Jean Dowling

Status of the Applicant: Property Owner

Request: Request for Design Review Approval to install a new metal roof over the existing asphalt shingle roof.

District: Hampton Park Historic District

Location: 343 West Calhoun St.

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

Tax Map Reference: 228-06-02-018

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

II. BACKGROUND

The applicant is requesting Design Review Board approval to install a new metal roof system over the existing layer of asphalt shingles. The applicant stated that there was previously a metal roof on the house and that there are remnants of that original roof under the existing asphalt shingles.

The property located at 343 W. Calhoun St., was acquired by the applicant in 2024 via deed of distribution from the estate of her late husband. The 0.25 lot currently contains a residential structure that measures 2,777 sq. ft.



ARCHITECTURAL/HISTORIC CONTEXT:

According to 1923 Sanborn Maps, the property contained a residential structure. The Sumter County Assessor’s Office lists the construction date of the current structure as 1946.

The residence at 343 W. Calhoun Street is a 1½ story square-plan structure. It features a front-facing gable roof that slopes toward the street, with a shed dormer extending along the roofline. The dormer contains three horizontally oriented rectangular windows. A porch spans the left and center portions of the front façade, providing a balanced and inviting entrance to the home.

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

There were no pervious design review approvals for this property.



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img/DSC_0475-big.jpg)



(/images/metal-roof-
img/DSC_0397-big.jpg)



(/images/metal-roof-
img/DSC_0509-big.jpg)

Example of roof materials



Proposed Color

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Install a MasterRib Panel roof system with ValsparXL paint finish (Evergreen) over existing asphalt shingle roof.

DESIGN REVIEW:

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

4.1 Roofs

- A. *Preserve original roof form and pitch.*
 - *Do not raise residential roofs to add additional stories.*
 - *Place new dormers and skylights inconspicuously on rear and secondary elevations not visible from the public right of way. Flush or flat skylights are more appropriate than raise or bubbled.*

- B. *Preserve original roof materials.*
 - *Retain original roof materials, such as standing-seam metal, slate, or clay tile whenever possible.*
 - *Repair deteriorated sections of roofs with in-kind materials to match the original.*

- C. *Retain original roof elements and ornamentation.*
 - *Preserve chimneys, dormers, exposed rafter tails, finials, and cresting.*
 - *Repair brick chimneys with brick and mortar to match the original.*
 - *Do not remove chimneys above the roofline, especially those on prominent elevations.*
 - *Stucco or paint a chimney only when its appearance detracts from the building.*

Staff Analysis:

The applicant is proposing to install a new metal roof system manufactured by Smith-Built, known as MasterRib, over the existing asphalt shingle roof. The MasterRib roofing panels have trapezoidal major ribs spaced on 9-inch centers. The panels are installed on top of 1x4 inch wood furring strips with material or insulated layer under the panels. In this case, the existing layer of asphalt shingles will remain under the panels. The panels and associated trim are secured with color matched fasteners.

According to the manufacturer, the factory-installed Valspar WeatherXL paint finish includes a 40-year warranty, and the MasterRib Panel life expectancy is well beyond the 40-year warranty period.

Standing seam metal roofs were historically common in the district and are consistent with the home's character. While the proposed ribbed metal roof differs slightly from traditional standing seam styles, which are no longer readily available, it will remain visually compatible and complementary to the historic appearance of the property.

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-25-20 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board ***deny*** HP-25-20.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION – October 23, 2025

40 40 YEAR WARRANTY

OVER \$1,000,000 IN STEEL INVENTORY

24hr 24HR TURN AROUND

Albany: 229-698-5000

Columbia: 803-726-6777

Macon: 478-781-4013

Metal Buildings Direct: (229) 698-0017



SMITH-BUILT

Metal Roofs and Buildings

We make it right, every time.

(<https://www.smithbuiltmetals.com>)

Residential Metal Roofing

Smith Built is the largest manufacturer of Residential Metal Roofing in the markets we serve. As such, we know a thing or two about what it takes to plan and implement a successful roof project.

Smith Built has cultivated relationships with homeowners all across Central and South Georgia who have sought to add beauty, energy efficiency, and longevity to their homes by buying a Smith Built premium roof. We have successfully manufactured and delivered thousands of roofs and we continue to get better every day!

Our Premium Metal Roofing panels are designed with the Residential Roof in mind.

Please take a look at our MasterRib panel (/master-rib-panel) profile if you like the classic look of our exposed fastener options, or, if you prefer a sleeker look, please check out our Standing Seam panel (/standing-seam-panel) alternative.

Metal Roof fading can be a problem if you don't specify the right material. Please don't be fooled by the lowest price because that price often reflects the use of a substandard paint system. We only offer and only stock 100% American-made Premium Valspar WeatherXL paint finishes that are engineered to best withstand the harsh UV rays of the southern sun. We want your roof to last!

We have long-standing relationships with some of the best roofers in the areas we serve. If you would like a referral to a professional roofing contractor near you, please let us know.

We offer a variety of colors and sizes. If you would like to see a sample of any of our products, all you have to do is contact us (/contact-us) and we'll get one to you. We want to please you! Please call us to get the attention you deserve!

Markets

40 40 YEAR WARRANTY

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SMITH-BUILT

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We make it right, every time.

(<https://www.smithbuiltmetals.com>)



MasterRib Roof System

A MasterRib Roof System from Smith Built is a visually appealing, durable, and energy efficient choice for your roofing or building project. MasterRib (sometimes referred to as Ag Panel) is the most common profile in use for residential roofing, small commercial projects, pole barns, and agricultural applications. Each panel covers 36" of roof width and can be made in any length that your project requires.

Applications

- 40 year limited warranty ([/pdf/Smith-Built-40-Year-Limited-Paint-Warranty.pdf](#))
- Available in 29 and 26 gauge
- Sheets lap together easily
- Anti-siphon groove

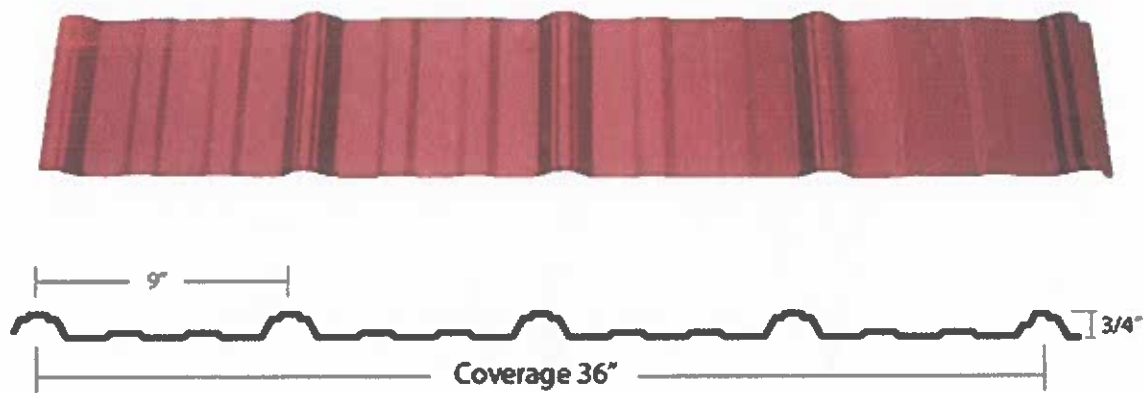


Limited
Warranty



ENERGY STAR

Panel Profile



MasterRib roofing panels have trapezoidal major ribs spaced on 9" centers. The panels are typically installed on top of 1"x 4" wood furring strips, often with a material or insulation layer under the panels. The panels (and associated trim) are secured with the highest quality color matched fasteners.

Coverage	Minimum Slope	Rib Height	Gauges	Length
3' to 60'	1/12	3/4" on 9" Centers	26 and 29	3' to 60'

Available Colors



**by special request - call us for details*

We stock MasterRib panels in 20 different colors. All paint colors come with a 40 year warranty. The life expectancy of a MasterRib Panel is well beyond the warranty period.

Installation

Call or stop by any one of our 3 locations today to discuss the benefits of MasterRib metal roofing panels and receive a free quote on your project.

Metal Roofing

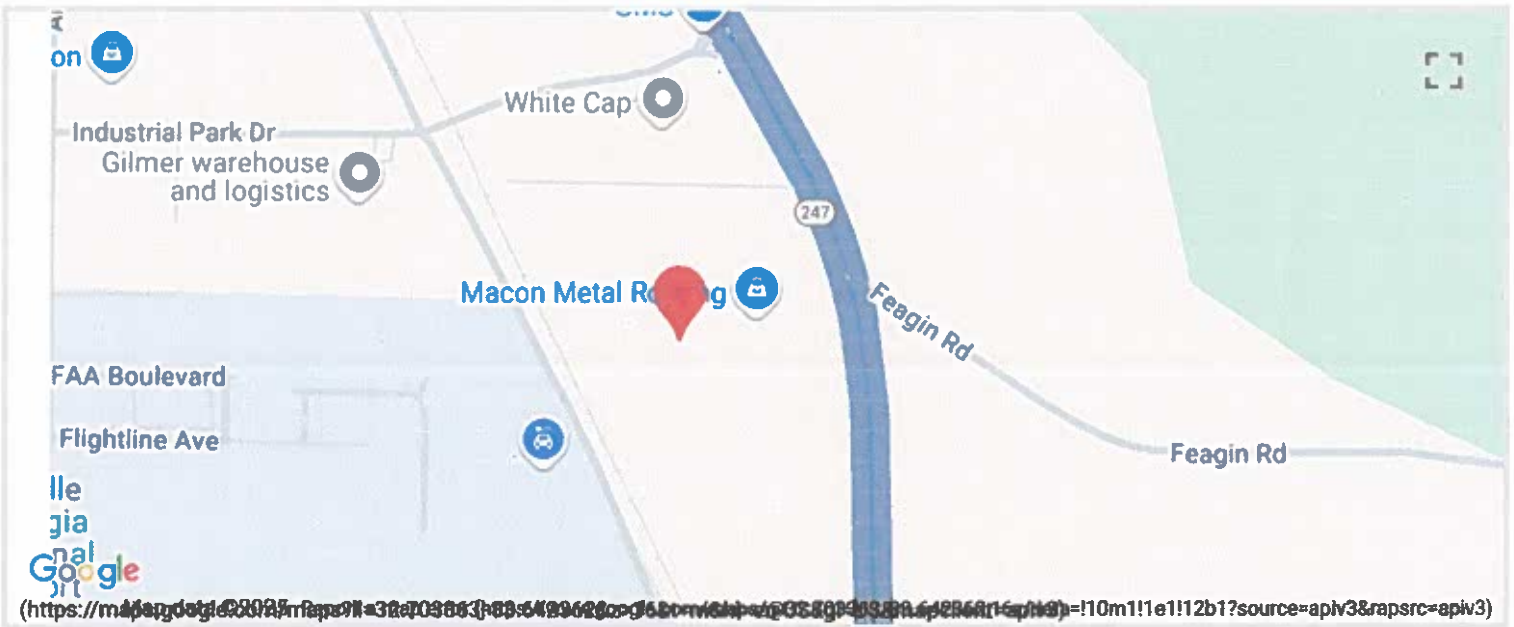
(/master-rib-panel) Master Rib Panel (/master-rib-panel)

(/r-panel) R Panel (/r-panel)

(/standing-seam-panel) Standing Seam Panel (/standing-seam-panel)

Convenient Locations

Macon | Albany | Columbia



click map for address and directions

Request a Quote



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View all

(/metal-roofing-
gallery)



- 6945 Albany Highway Dawson, GA 39842
- 802 Rosewood Drive Columbia, SC 29201
- 7789 Hawkinsville Highway Macon, GA 31216



Albany Area

Office: 229-698-5000

Fax: 229-698-5001

Columbia Area

Office: 803-726-6777



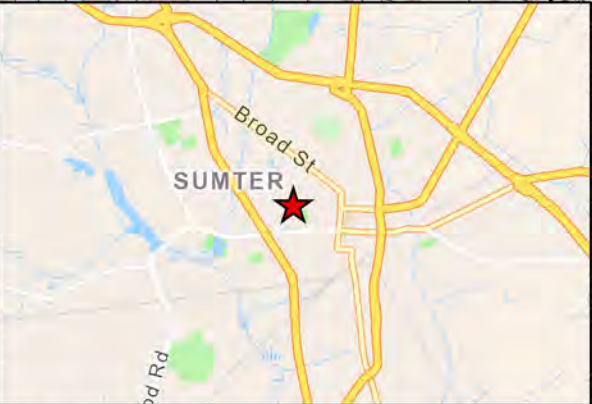
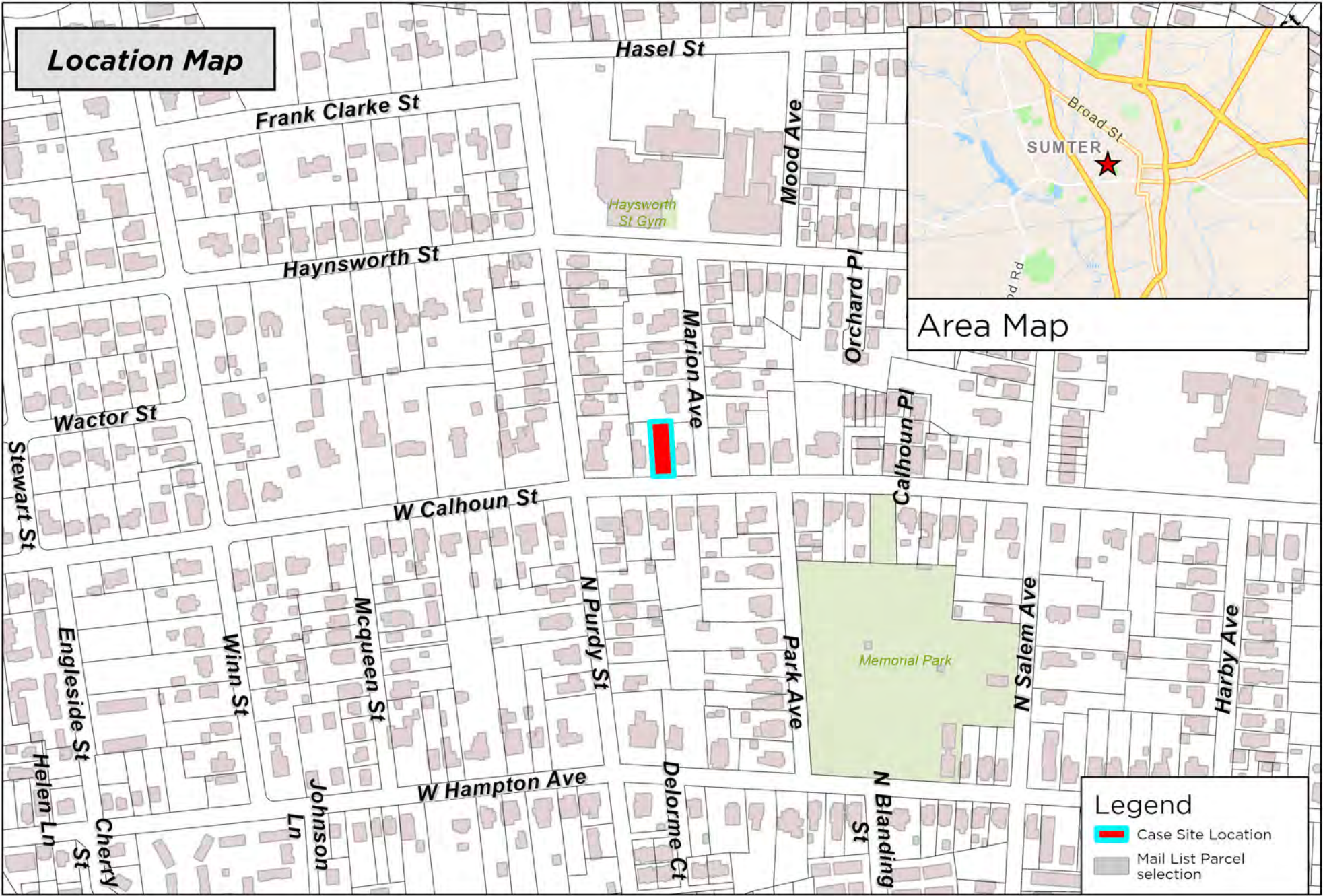

https://www.facebook.com/Smith-Built-11117143799740217870259/GfpxWKlQj9lekq_GELQ

Macon Area

Macon Metal Roofing



Office: 478-784-4040

Location Map

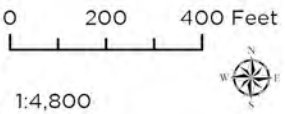


Area Map

Legend

-  Case Site Location
-  Mail List Parcel selection

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
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Date: 9/18/2025
User Name: crobbins
Document Name: HP-25-20



HP-25-20
343 W Calhoun St, Sumter, SC 29150
Parcel No: 228-06-02-018