

City of Sumter Design Review Board

April 23, 2026

HP-26-03 15 Church St (City)

I. THE REQUEST

Applicant:	Temple Sinai
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Request for Design Review Approval to change existing hollow core entry door with single strength window glass to solid core entry door with insulated windows.
District:	Hampton Park Historic District
Location:	15 Church St
Present Use/Zoning:	Commercial / Residential-6 (R-6)
Tax Map Reference:	228-12-02-029
Adjacent Property Land Use and Zoning:	North – Residential / Residential-6 (R-6) South – Undeveloped / General Commercial (GC) East – Undeveloped / Limited Commercial (LC) West – Residential / Residential (R-6)

II. BACKGROUND

The applicant is requesting Design Review Board approval to change an existing hollow core entry door with single strength window glass to solid core with insulated windows.

The property located at 15 Church St., was transferred to the applicant in 2017. The lot currently contains a combined total of approximately 7,193 sq. ft. of building on approximately 0.87 acres.



ARCHITECTURAL/HISTORIC CONTEXT:

According to the 1985 Historic Resources Survey and the Sanborn Maps, the Jewish Temple (Temple Sinai) on the property was constructed circa 1910. The Sumter County Assessor’s Office also lists the construction date as 1950, indicating that the single-story addition to the temple dates to that era.

The building at 15 Church Street is a two-story, rectangular structure featuring a water table and decorative brick moulding along the upper edge. Its façade is distinguished by two-story stained Moorish-style windows and corner towers with crenelation, each topped by raised-seam tin domes. The roof includes a prominent central dome with a lantern, also clad in raised-seam tin. The entrance porch, finished in stucco, is supported by polygonal columns inspired by Egyptian design and capped with spherical finials.

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

Design review approvals were previously granted for the site via *HP-8-01, HP-18-07, HP-08-09, HP-18-26, HP-19-01.*

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Change existing hollow core entry door with single strength window glass to solid core with insulated windows.

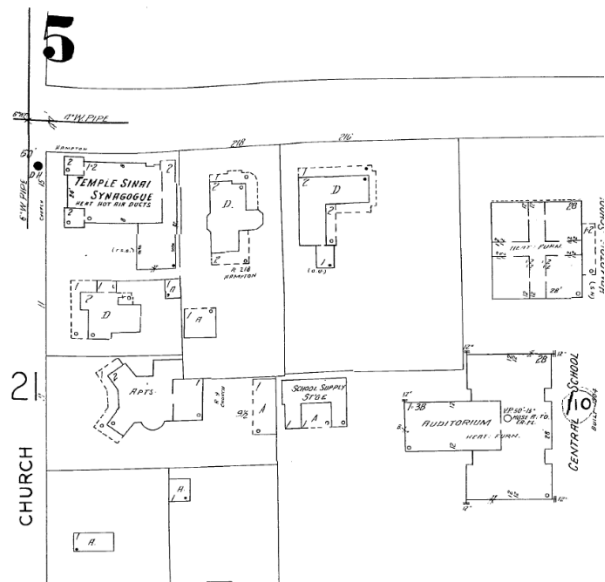


Figure 1 – Temple Sinai and adjacent structures as shown on 1944 Sanborn Fire Insurance Map (last Sanborn Maps published for Sumter)



Figure 2: Proposed door to be replaced

TEMPLE SINAI PROPOSED DOOR REPLACEMENT DESIGN

This design is basically identical to the existing door. It does add a bottom raised panel which the door designer indicates in necessary for structural integrity.
The glass will be clear insulated glass and the door will be painted white.

This design is basically identical to the existing door with the exception of adding muntins on the glass to add a level of security and make the door more visually attractive. IAs with the other design, it does add a bottom raised panel which the door designer indicates in necessary for structural integrity. This is our preferred design.

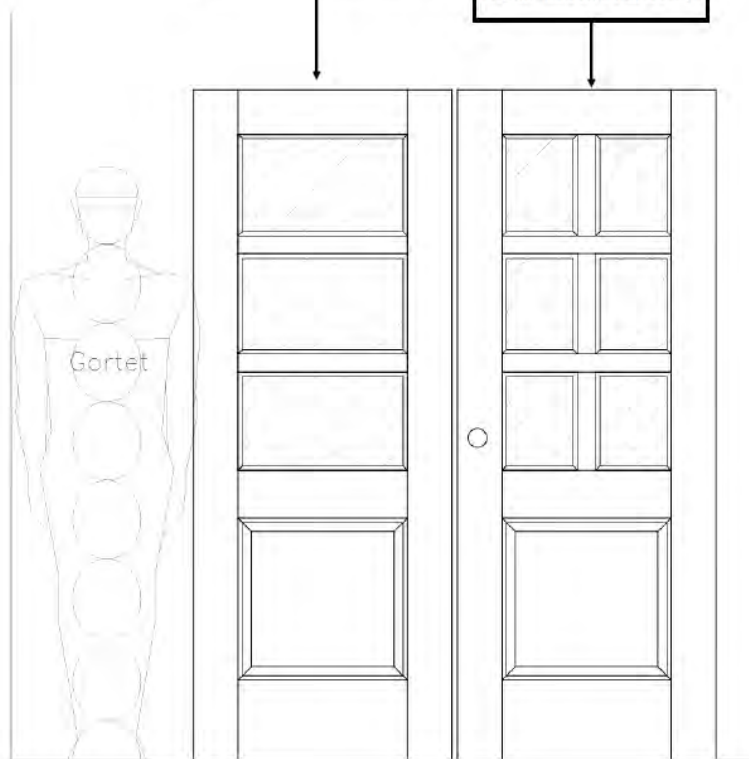


Figure 3 - Proposed Replacement Door Alternative Styles Submitted by Applicant

DESIGN REVIEW:

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

4.8 Doors

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

- *Consider first a salvaged door of the appropriate style or a suitable original door from a rear or secondary elevation when an original door on the primary façade requires replacement.*
- *Install a replacement door that resembles the original door in design, dimension, and material. If the original door is missing, the replacement door should reflect a design appropriate for the building form and architectural style.*
- *Avoid altering original door openings by blocking them in, or expanding or reducing their size. Where necessary, limit this treatment to the rear or side elevations that are not visible from the street.*

Staff Analysis:

The applicant is proposing to change existing hollow core entry door with single strength window glass to solid core with insulated windows to provide additional facility security, given the unique challenges faced by the Temple in this regard. The applicant has supplied two design alternatives, one with a central muntin on the glass (6 window panel configuration), and one without the muntin (3 window panel configuration) that more closely matches the existing horizontal window configuration.

Of the two alternatives, staff recommends approval of the 3 window panel alternative, as it more closely matches the style of the existing door and reflects the midcentury architectural style of the building on which it is to be installed.

III. STAFF RECOMMENDATION

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

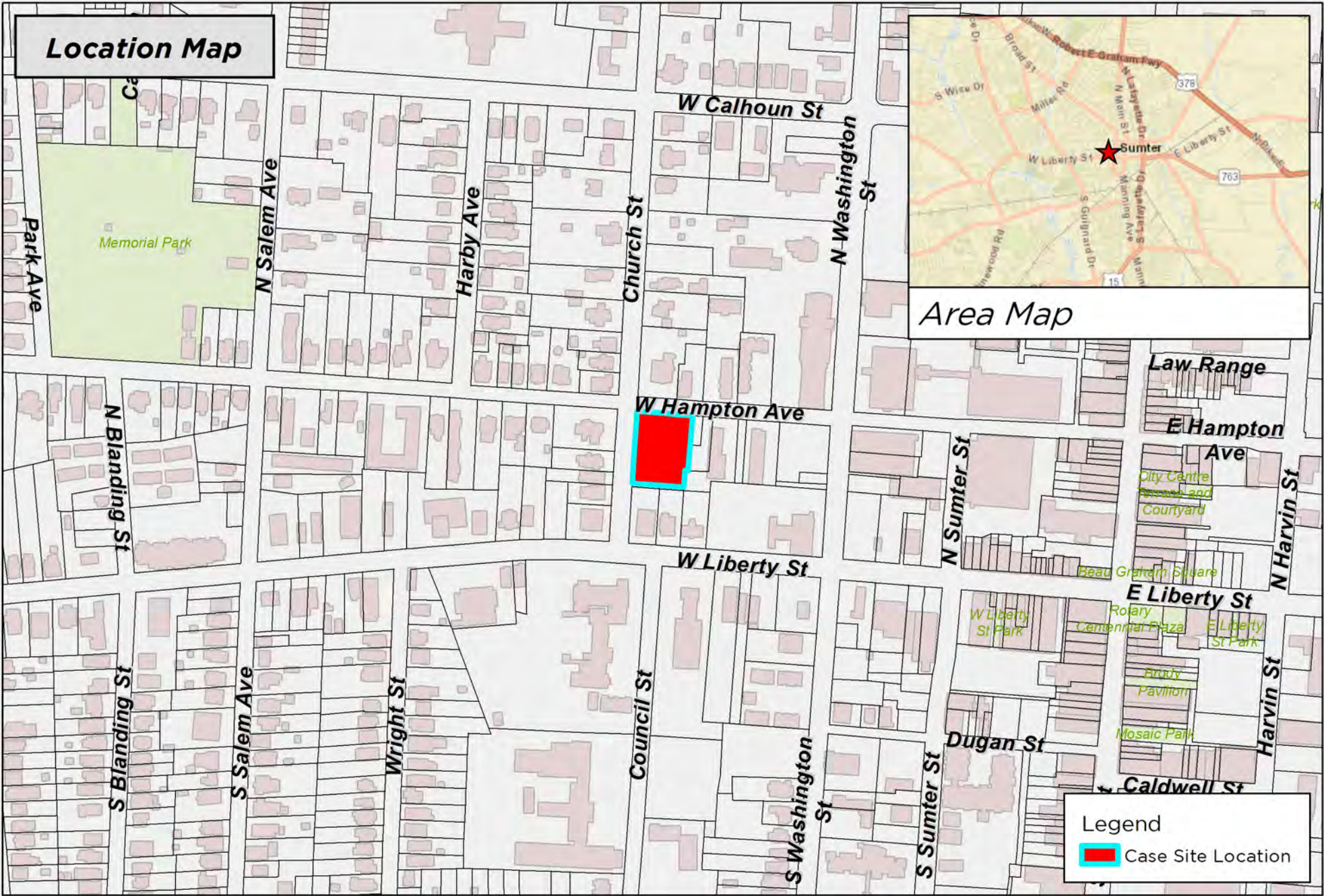
IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board ***approve*** HP-26-03 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board ***deny*** HP-26-03.

3) I move the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – April 23, 2026

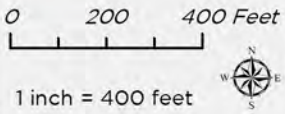
Location Map



Area Map

Legend
 Case Site Location

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HP-26-03
 15 Church St, Sumter, SC 29150
 Tax Map # 228-12-02-029