City of Sumter Design Review Board

October 22, 2026

HP-26-13, 109 Dugan St. (City)

I. THE REQUEST

Applicant:	Terrance Wells
Status of the Applicant:	Property Owner
Request:	Request for Design Review approval for replacement of existing wood siding with fiber cement (Hardie Plank) siding on the residential structure on the property.
District:	Downtown Design District
Location:	109 Dugan St.
Present Use/Zoning:	Single Family Residential / DTC
Tax Map Reference:	228-13-03-012
Adjacent Property Land Use and Zoning:	North – Vacant lot / DTC South – Resource Center / DTC East – Single-Family Residence / DTC West – Vacant lot / DTC

II. BACKGROUND

The applicant is requesting Design Review Approval to replace the existing wood siding on a residential structure with fiber cement board siding (Hardie Plank). The property subject to this request is located at 109 Dugan St.

The property currently contains a +/-2,131 sq. ft. single-family residential dwelling on a +/-0.09-acre lot located within the Downtown Core District.

Above: Site Picture – Dugan St. (Google Streetview Jan. 2025)

ARCHITECTURAL/HISTORIC CONTEXT:

The dwelling on the property is a two-story, wood-sided structure featuring a hipped roof, two chimneys, and a covered porch. The home was built in the Colonial Vernacular architectural style. Colonial Vernacular homes are identified by their simple, symmetrical design.

Sumter County Tax Assessor Records list the 2,131 sq. ft. single-family residence as having been built in 1900.

The existing dwelling is a contributing structure to the fabric of the Downtown Design District based both on age and architectural details. All proposed exterior changes must be reviewed and approved by the Design Review Board.

SITE PHOTOS (*as accessed via Google StreetView in January 2025)*:

Site Front (south-facing) as viewed from Dugan St.

East-facing side of residence as viewed from Dugan St.

West-facing side of residence as viewed from Dugan St.

Site rear (north-facing) as viewed from Liberty St.

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Removal of existing wood siding

   Note: Wood siding was removed prior to application for Design Review Approval and Building Permits. Notices of Violation for failure to obtain building permits and Certificate of Appropriateness are in effect pending the outcome of this Design Review Board application.

2. Installation of new fiber cement (Hardie Plank) siding

The proposed replacement material for the siding is James Hardie ColorPlus Technology Hardie Plank Select CedarMill fiber cement siding in the color "Evening Blue". This form of siding is currently the most popular replacement siding product in North America due to its curb appeal, durability, climate-specific engineering, and warranty. Fiber cement planks are formed by combining wood pulp with Portland cement. As a result, the planks or individual shingles do an effective job of mimicking the look of traditional wood siding.

Fiber cement siding is installed in much the same way as traditional lapboard or wood siding, as it is nailed directly to the exterior wall of the building.

Above Left: Rendering Provided by Applicant

Above Right: James Hardie Hardie Plank ColorPlus Technology Select Cedarmill in "Evening Blue"

DESIGN REVIEW:

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

4.4 Exterior Walls: Siding

A. Preserve and Maintain Original Wood Siding and other Wood Features

- *Retain original wood siding and other wood features, such as decorative shingles, cornices, and frieze boards, soffits, eaves, trim, and moldings.*
- *Protect wood elements from water damage by repairing leaking roofs, gutters, downspouts and flashing.*
- *Keep wood surfaces primed and painted.*
- *Splice in new materials of the same material, design, color, texture, and other visual qualities of the original material, while retaining as much of the original material as possible.*

C. Replace original wood siding and wood features in-kind.

- *Replace original wood siding and wood features only if beyond reasonable repair.*
- *Match the original material in design, color, texture, and other visual qualities and, where possible, material.*

D. Preserve the visibility of exterior wood siding and wood features.

- *Consider removing non-historic materials that conceal original wood siding and features and repair the underlying materials.*
- *Do not cover wood siding with aluminum, steel, vinyl, brick and stone veneers, and other artificial materials.*
- *Do not cover soffits, eaves and porch ceilings with aluminum, steel, or vinyl siding.*

Staff Analysis:

The Design Review Guidelines include a section on substitute siding materials that - while focused on vinyl and aluminum siding is instructive for analysis of fiber cement siding as an alternative siding material. The Ordinance allows replacement of siding if:

1. The existing siding is so deteriorated that it cannot be repaired; and
2. The substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building

In cases such as that of 109 Dugan St., removal of the existing wood siding and the application of James Hardie ColorPlus Technology Hardie Plank Select CedarMill siding is acceptable, as long as the two above-mentioned conditions are met. This is the case for the 109 Dugan St. residence.

III. STAFF RECOMMENDATION

Staff is **supportive** of this request.

The proposed replacement of the material with fiber cement siding alternative is consistent with the design guidelines and will not detract from the Downtown Core District.

IV. DRAFT MOTION

1) I move the City of Sumter Design Review Board ***approve*** HP-26-13 in accordance with the materials and construction details submitted.

2) I move the City of Sumter Design Review Board ***deny*** HP-26-13.

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

V. DESIGN REVIEW BOARD – October 22, 2026

Location Map

Area Map

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0 200 400 Feet

1 inch = 400 feet

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Sumter SOUTH CAROLINA

HP-26-13
109 Dugan St, Sumter, SC 29150
Tax Map # 228-13-03-012