



# CITY OF SUMTER DESIGN REVIEW BOARD

## Minutes of the Meeting

March 28, 2024

### ATTENDANCE

A meeting of the City of Sumter Design Review Board was held on Thursday, May 23, 2024, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Four board members –Ms. Julie Herlong, Dr Terri Smith, Ms. Heidi Burkett, and Ms. Lucy Wilson were present. Mr. Randy Abbott and Ms. Hyacinth Kinley were absent.

Staff members present were Mr. Kyle Kelly, Mr. Jeff Derwort and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Ms. Julie Herlong.

### MINUTES

Ms. Heidi Burkett made a motion to approve the minutes of the March 28, 2024, as written. The motion was seconded by Ms. Lucy Wilson and carried a unanimous vote.

### NEW BUSINESS

**HP-24-06, 4, 8 & 10 W. Hampton Ave. (City)** was presented by Mr. Kyle Kelly. The Committee reviewed this request for Design Review approval for exterior façade alternations to include replacement of the storefronts at 8 and 10 W. Hampton Ave., installation of new title on storefront and side facades, repainting existing painted brick, repainting existing wood doors and trim, installation of additional gas lanterns, and installation of a new side doorway with brick pavers and retaining wall. The project also includes new business signage.

Mr. Kelly stated 4, 8, & 10 W. Hampton Ave., is a rectangular single-story brick building that was constructed around 1940. It has previously served as host to a variety of restaurants, retail, and professional office uses.

Mr. Kelly mentioned the site #125 on the 1985 Historic Resources Survey that catalogued structures in the downtown area. Constructed circa 1940 for five different tenants as a commercial venture. At the time of the 1985 historic resources survey, the building was deemed to have no known architectural or historical significance.

Mr. Kelly added based on the current age of the building its

location, and architectural design and features, the building is a contributing structure to the City-designated Downtown Design Review District.

Mr. Scott Bell was present to speak on behalf of the request.

After some discussion, Ms. Lucy Wilson made a motion to approve the request to complete façade alterations to the subject properties to include replacement of the storefronts at 8 and 10 W. Hampton Ave., install new tile on storefront bulkheads, install new canvas awnings on front and side facades, repaint existing painted brick, repaint existing wood doors and trim, install additional gas lanterns, and install a new side doorway with brick pavers and a retaining wall. The property is located at 4, 8, and 10 W. Hampton Ave. and is represented by Tax Map# 228-12-04-034, 228-12-04-075, and 228-12-04-79 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and Presentation and based on compliance with Design Review Guidelines. The motion was seconded by Ms. Heidi Burkett and carried by a unanimous vote.

**HP-24-07, 32, 34, 36, 38 & 40 N. Main St. (City)** was presented by Mr. Kyle Kelly. The Committee reviewed this request for Design Review approval to complete multiple façade alternations to the subject properties to include replacement of the storefronts at 36 and 40 N. Main St., install new canvas awnings on front and side facades, repaint existing painted brick and stucco, install new rear doorway, replace second story windows, install a mural on the rear façade, and uncover existing glass transom on the front façade.

Mr. Kelly stated the site is a rectangular two-story brick building constructed around 1939. It has previously hosted a variety of restaurants, retail, and professional office uses.

Mr. Kelly mentioned the property is identified as site #123 on the 1985 Historic Resources Survey that catalogued the structures in the downtown area. The building was constructed around 1939 in the 20<sup>th</sup> Century Revival style, with significant renovations in 1976.

Mr. Kelly added the structure is a rectangular 2-story plan with 4 vertical dominant divisions with a 5<sup>th</sup> smaller division containing a door and stairwell to the upper level. The lower level contains storefronts, with none being original, and the upper level contains 4 windows in each bay with rounded arches and 1 over 1 light windows.

Mr. Kelly mentioned the building is in the Sumter National Register Historic District. Based on the age of the building, its

	<p>location, and architectural design and features, the building is a contributing structure to the City-designated Downtown Design Review District.</p> <p>Mr. Scott Bell was present to speak on behalf of the request.</p> <p>After some discussion, Dr. Terry Smith made a motion to approve the request to complete multiple façade alterations to the subject properties to include replacement of the storefronts at 36 and 40 N. Main St., install new canvas awnings on front and side facades, repaint existing painted brick and stucco, install new rear doorway, replace second story windows, install a mural on the rear façade, and uncover existing glass transom on the front facade. The property is located at 34, 36, 38, and 40 N. Main St. and is represented by Tax Map# 228-12-04-035, 228-12-04-036, 228-12-04-037, and 228-12-04-038 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and Presentation and based on compliance with Design Review Guidelines. The motion was seconded by Ms. Heidi Burkett and carried by a unanimous vote.</p>
<b>OLD BUSINESS</b>	<b>NONE</b>
<b>CERTIFICATES OF APPROPRIATENESS</b>	<b>NONE</b>
<b>STAFF REPORT</b>	<b>NONE</b>
<b>ADJOURNMENT</b>	<p>With no further business, Dr. Terry Smith made a motion to adjourn the meeting at 3:28 p.m. The motion was seconded by Ms. Heidi Burkett and carried by a unanimous vote.</p>
	<p>Respectfully submitted,  <i>Kellie K. Chapman</i>  Kellie K. Chapman, Board Secretary</p>