



# HISTORIC PRESERVATION DESIGN REVIEW

## Minutes of the Meeting

August 28, 2014

### ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on Thursday, August 28, 2014, in the conference room of the Sumter City-County Planning Department. Six board members: Mr. Scott Bell; Ms. Jean Whitaker; Ms. Sonia Shaw; Ms. Lynda Parker; Mr. Billy Taylor; Mr. Grady Locklear – and the secretary were present. Mr. William Buxton was absent. The meeting was called to order at 3:30 p.m. by Mr. Scott Bell, Chair.

### MINUTES

Mr. Grady Locklear made a motion to approve the minutes of the July 24, 2014 meeting as written. The motion was seconded by Ms. Lynda Parker and carried a unanimous vote.

### OLD BUSINESS

#### HP-14-14, 21 N. Main St. (City)

Ms. Claudia Rainey stated this request for Historic Preservation Design Review approval for replacement of windows on the façade of the Sumter Opera House located at 21 N. Main St. was deferred at the last meeting because there was some question as to whether the replacement of the windows on the Opera House would affect the National Register of Historic Properties status of the building. She stated since that meeting, staff has spoken with Brad Sauls with the South Carolina Archives and History (SCDAH) who offered this response:

- Unless Federal Funds are involved in the project, the SCDAH has no concerns with this issue.
- The recommendation of the SCDAH is always to first repair existing windows, and then to replace in kind when repair is not possible.

	<ul style="list-style-type: none"> <li>• Mr. Sauls did not feel that the replacement windows would affect the National Register status of the Opera House, even if they were not wood and were not replaced in kind. He said that it would not be a significant impact on the register status of the building.</li> <li>• Even if a formal review were given by SCDAH, or technical advice, the results of that review would most likely be considered a “teachable moment” for how to address replacement windows in historic buildings in future.</li> <li>• Mr. Sauls said that the SCDAH always prefers that local boards handle these decisions and that their only real recommendation was for the board to strive for consistency when handling these requests.</li> </ul> <p>Ms. Rainey stated that Staff’s position mirrors that of the SCDAH, Mr. Sauls, and stands by the recommendation of approval.</p> <p>Mr. Scott Bell stated he was not present at the last meeting and asked for clarification as to why the request was tabled.</p> <p>Ms. Rainey stated there was some concern that the windows were not in keeping with National Register requirements. She stated Mr. Sauls said they defer to the local boards to make these decisions.</p> <p>Mr. Michael Geddings and Mr. Bucky Monroe were present to speak on behalf of this request.</p> <p>With no further discussion, Mr. Grady Locklear made a motion to approve this request for replacement windows on the façade of the Sumter Opera House in accordance with plans, materials and colors submitted based on compliance with criteria #s 13 and 38 of the <i>Design Review Guidelines</i>. The motion was seconded by Ms. Lynda Parker and carried a unanimous vote.</p>
<p><b>NEW BUSINESS</b></p>	<p><b><u>HP-14-16, 13. N. Main St. (City)</u></b></p> <p>Mr. Scott Bell recused himself from discussion on this request.</p>

Ms. Claudia Rainey presented this request for Historic Preservation Design Review approval to alter the rear façade of 13 N. Main St. in order to open a retail establishment. She stated the scope of work includes the following:

- False shutters on the second story, to be painted black.
- Paint on façade wall to match existing: color chip appears closest to SW 6406 Ionic Ivory
- Sign to be approved at a later date.
- Awnings to be black and white stripe.
- New display window and double door
- Proposed trim on windows and doors is SW 7018 Dovetail Grey.

Ms. Rainey stated the awning is for the rear of the building and it will add interest and make the rear façade attractive, therefore is compatible with the district. She added that the colors for this project are subdued and are in keeping with the character of the district. Ms. Rainey stated the windows and doors for this project meet the criteria specified in the *Design Review Guidelines* by being contemporary but understated so as not to compete with the surrounding historic architectural styles. She added that staff does recommend approval for this request.

Ms. Julie Herlong was present to speak on behalf of this request.

With no further discussion, Ms. Lynda Parker made a motion to approve this request in accordance with materials, photographs, and drawings submitted based on compliance with criteria #s 12, 15 and 28 of the *Design Review Guidelines* and Section 1.m.2. of the City of Sumter Zoning & Development Standards Ordinance. The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.

<b>IN-HOUSE APPROVALS</b>	<p>Ms. Rainey gave picture updates on the following projects that were approved in-house and have been completed:</p> <ul style="list-style-type: none"><li>• 129 Church St.</li><li>• 115 N. Salem St.</li><li>• 25 Harby St.</li></ul>
<b>ADJOURNMENT</b>	<p>With no further business, Mr. Grady Locklear made a motion to adjourn the meeting at approximately 3:50 p.m. The motion was seconded by Mr. Billy Taylor and carried unanimously.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Board Secretary</p>