



HISTORIC PRESERVATION DESIGN REVIEW

Minutes of the Meeting

October 23, 2014

ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on Thursday, October 23, 2014, in the conference room of the Sumter City-County Planning Department. Five board members: Mr. Grady Locklear; Ms. Jean Whitaker; Ms. Sonia Shaw; Ms. Lynda Parker; Mr. William Buxton – and the secretary were present. Mr. Scott Bell and Mr. Billy Taylor were absent. The meeting was called to order at 3:30 p.m. by Mr. Grady Locklear, Vice-Chair.

MINUTES

Mr. William Buxton made a motion to approve the minutes of the September 25, 2014 meeting as written. The motion was seconded by Ms. Jean Whitaker and carried a unanimous vote.

NEW BUSINESS

HP-14-18, 322 W. Hampton Ave. (City)

Ms. Claudia Rainey presented this request for Historic Preservation Design Review approval to install a privacy fence along the side property line located at 322 W. Hampton Ave. Ms. Rainey stated this first request is to review a fence that has already been installed between the property and the adjacent apartments. The fence extends from the front corner of the house to the rear of the property. She added that a small area of lattice was also applied at the front façade that also requires approval as a fencing material. She stated it makes sense to have a fence between the home and the apartments. The fence does comply with the guidelines and staff recommends approval.

Mr. Charles Blake was present to speak on behalf of this request.

With no further discussion, Mr. William Buxton made a motion to approve this request in accordance with materials, photographs, and drawings submitted based on compliance with criteria # 43 of the *Design Review Guidelines Manual*. The motion was seconded by Ms. Lynda Parker and carried a unanimous vote.

HP-14-19, 14-16-18-20 & 22 N. Main St. (City)

Ms. Claudia Rainey presented this request for Historic Preservation Design Review approval for the construction of a new hotel with landscaping on property located at 14, 16, 18, 20 and 22 N. Main St. Ms. Rainey stated this request is for a proposal for a new hotel to be constructed at the open space across from the Opera House on Main St. She stated this project encompasses four parcels (14-20 N. Main St.) where two retail establishments were demolished in 2013. Ms. Rainey stated that one of the exciting things about this project is the inclusion of retail at the front near the street – sort of a boutique type component. There will be an enclosed swimming pool at the rear of the property. The proposed building is set to the street as directed in the guidelines. However, the site design includes large open spaces on either side of the hotel, including a porte cochere on the side entrance of the building. Proposed materials are dark red brick, a cast stone that is a beige muted color, aged bronze metallic finishes, and a bronze marque that is a slightly lighter shade of bronze. The colors are soft muted earth tones that are compatible with the district. Awnings are proposed for the rear of the building. Ms. Rainey stated the proposed awnings meet the Design Review Guidelines criteria. She stated new structures should be contemporary in design and the guidelines state that reproductions of historic buildings should not be built. Successful new construction in historic commercial areas is clearly of its period but avoids direct imitation of historic designs such as reproducing window lintels or elaborate sheet metal cornices. Direct reproductions may cause observers to confuse the old with the new. She added that the proposed hotel plan has primarily neoclassical reproduction elements in its design. Ms. Rainey stated the Guidelines state that new construction should maintain setback and this building does. She added staff has some concern that there is open space on either side of the building, which is not considered suitable in a downtown area. The porte cochere on the side of the building is more of a suburban hotel design element. The planning of that open space is critical and that it is handled correctly in order not to destroy the pedestrian walkable feeling of downtown. Staff's recommendations are as follows:

- The design of the hotel is not entirely consistent with guidelines. It is a reproduction of a combination of classical architectural styles.
- The open space on the right (north) side of the building will not be a public space, and therefore requires careful planning to create a private space that also maintains a quality pedestrian scale at the street level. It is understood that there will be a gate at the street, to separate the hotel open space.

- Urban framework requires close proximity of architecture in order to maintain walkability, a pedestrian environment and a downtown feel. There is a large amount of open space on either side of the proposed hotel, which needs to be addressed and minimized through good landscape and site design.
- The proposed one-way drive is simply too wide, and will have a negative effect on the downtown urban fabric. Instead, a smaller, 12' wide one-way driveway that widens once it reaches the porte cochere entrance is strongly recommended, along with fencing, gates, landscaping and other design elements to close the gap on the left / entrance side of the building.
- For pedestrian safety, staff recommends a cross walk at the drive entrance.
- A design for the gates, fencing and hotel open space will require separate historic preservation approval at a later date.
- Staff recommends the applicant coordinate with the city regarding future planned Main Street improvements.

Mr. Locklear asked for clarification on the setback for the building.

Ms. Rainey stated there was a proposal at one point of setting the hotel back 10 feet to 12 feet from the sidewalk, but that is no longer the proposal.

Mr. Meredith Drakeford, the applicant, and Mr. Howie Owens were present to speak on behalf of this request.

Mr. Drakeford stated the green space is large enough to have events in – private or public.

Ms. Lynda Parker asked the size of the open green space – the width of it.

Mr. Drakeford stated it was fifty-two / fifty-five feet wide and as long as the block.

Mr. Locklear asked if the pool/pavilion would block the rear of the open space.

Mr. Drakeford stated there would be an exit about ten feet wide that could be secured if need be.

Mr. Locklear inquired about the location of the lobby of the hotel.

Mr. Drakeford stated the lobby is in the middle of the building, behind the retail spaces.

Ms. Parker asked how parking for the hotel would be handled.

Mr. Drakeford stated the City would be addressing that issue, but the plan is for a two-story parking garage.

After some further discussion on access driveways, parking and green space, Ms. Jean Whitaker made a motion to defer this request until the November 20, 2014 meeting in order to give the applicant and staff time to work on the points of concern for this project. The motion was seconded by Mr. William Buxton and carried a unanimous vote.

HP-14-20, 1 N. Main St. (City)

The applicant is requesting Historic Preservation Design Review approval for the installation of a set of back-lit letters spelling “Sumter” in the fountain located at 1 N. Main St. and represented by Tax Map # 228-12-05-014. Ms. Rainey stated this is a request to add lettering spelling the word “SUMTER” to the fountain located at the Beau Graham Plaza on the corner of Main St. and Liberty St. The lettering would be back-lit and meets the guidelines and compliments the colors of downtown.

Mr. William Buxton asked for clarification on the color of the letters.

Ms. Rainey stated she believed the color would be gold but deferred to the applicant for confirmation.

Mr. Howie Owens, the applicant, was present to speak on behalf of this request. He stated the color of the letters would be gold.

With no further discussion, Mr. William Buxton made a motion to approve this request in accordance with the proposal submitted and referenced in the Staff Report based on compliance with the Design Review Guidelines and Section 1.m.2 of the City of Sumter – Zoning & Development Standards Ordinance. The motion was seconded by Ms. Lynda Parker and carried a unanimous vote.

HP-14-21, 39 W. Liberty St. (City)

The applicant is requesting Historic Preservation Design Review approval of wall signage for property located at 39 W. Liberty St. Ms. Rainey stated this request is for wall signage for a new business that moved into a building that received extensive interior fire damage in 2013 and has been renovated. The business is an art and furniture gallery. Ms. Rainey further stated the applicant wishes to use an antique bicycle, which is the emblem or logo for the business. The applicant is proposing to affix the bicycle to the building and hang the sign from it if

	<p>approved by the board. She stated the bicycle as well as the sign will need approval from the board. Ms. Rainey stated the business owner has a very specific design aesthetic in mind for this business and the dark background that is recommended in the guidelines does not meet with that aesthetic. The proposed font is reminiscent of hand lettering and is compatible with the district. She stated the use of a bicycle for hanging the sign is unique but also has precedent with historic signage, which frequently used objects to demonstrate items for sale in the business, often located on the roof of the building or attached to the walls. This is a creative, fun addition to the downtown which will add interest and personality to the district. Ms. Rainey stated the proposed sign is creative and compatible with the district and meets the intent of the guidelines, therefore staff is recommending approval.</p> <p>The applicant, Ms. LaDawn Collins and Ms. Leigh Newman were present to speak on behalf of this request. Ms. Collins stated she is the happy owner of the business and there are several reasons she wishes to use an antique bicycle as part of the business signage – 1) there is a painted bicycle on the side of building located across the street from J. O’Grady’s and 2) many years ago there used to be a three-wheeled trike that hung from the Siebert’s Drug Store. She stated she feels that a bike represents what people want Downtown to be. She stated the sign did not have to be white on black, it could be black on white if this was the preference of the board. Ms. Collins stated the business is a re-design furniture and art gallery supporting the local community and local artist. It is a gathering place for people to kick their feet up and embrace the building that has been beautifully restored.</p> <p>Ms. Rainey stated Naomi & Warner set precedence by having a gift box affixed to its building.</p> <p>With no further discussion, Mr. William Buxton made a motion to approve this request in accordance to the Design Review Guidelines and Staff’s recommendations. The motion was seconded by Ms. Lynda Parker and carried a unanimous vote.</p>
<p>OTHER BUSINESS</p>	<p><u>HP-11-02, 109 N. Main St. / J. S. Stutz (City)</u></p> <p>The applicant is requesting Historic Preservation Design Review approval to remodel façade to 1949 appearance, add a balcony and paint to rear of building, install awnings, lanterns and signage on property located at 109 N. Main St. and represented by Tax Map # 249-09-01-027.</p> <p>Ms. Rainey explained this request received board approval for façade renovations several years ago and proposed a first and</p>

	<p>second choice for the awnings – dark green with light tan stripe or black with a tan stripe. The final product is neither of those choices, so the change – red striped awnings must be approved by the board. She added staff is recommending approval for this change.</p> <p>With no further discussion, Mr. William Buxton made a motion to approve this change in awning colors. The motion was seconded by Ms. Jean Whitaker and carried a unanimous vote.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at 4:15 p.m. by acclamation.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Board Secretary</p>

