



HISTORIC PRESERVATION DESIGN REVIEW

Minutes of the Meeting

January 22, 2015

ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on Thursday, January 22, 2015, in the conference room of the Sumter City-County Planning Department. Five board members – Mr. Scott Bell; Ms. Jean Whitaker; Ms. Sonia Shaw; Mr. Billy Taylor; Mr. Grady Locklear were present. Mr. William Buxton and Ms. Lynda Parker were absent. The meeting was called to order at 3:30 p.m. by Scott Bell, Chair.

Staff members present were: Mr. George McGregor; Ms. Donna McCullum; Ms. Claudia Rainey and Ms. Wanda Scott.

Others present: see attachment.

Mr. Grady Locklear made a motion to move the election of officers to the end of the meeting. The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.

MINUTES

Mr. Grady Locklear made a motion to approve the minutes of the December 18, 2014 special meeting as written. The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.

OLD BUSINESS

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

Ms. Claudia Rainey stated this is a re-submittal for the design for the proposed hotel to be constructed on property located at N. Main St. between 16 – 20. She explained that the new proposed design has some architectural elements that are carried out throughout the whole design on all sides – sort of an extended ledge or awning type of feature that is visible on all sides. She added the hotel is contemporary in design and meets the

Design Guidelines criteria. The materials and texture have not changed since the original submission. The colors chosen are subdued and are in keeping with the character of the district. Ms. Rainey added that the open space issues that were raised by the committee previously had been addressed. She stated the new design includes a gated courtyard on the north side of the hotel which addresses the open space between the hotel and the adjacent bar. Ms. Rainey stated the developer has agreed to reduce the size of the entrance drive on the south side of the hotel to a width less than 24 feet. She stated the distance will be reduced through fencing and landscaping to minimize the impact of that gap on Main Street. Ms. Rainey stated staff is recommending approval of this request.

Mr. Meredith Drakeford was present to speak on behalf of this request. He stated the building has been redesigned to address some marketing studies that were done in addition to the historical components needed in order to be a good neighbor downtown. He stated this is an 87-room proposal. All the functions on the ground floor are private or semi-private. The top three floors will each have 29 rooms. The floor height variations are based on the fabric of Sumter. The sixteen-foot ceiling height of the ground floor helps with access on the side, but also addresses the first story component of most buildings downtown.

Mr. Greg Thompson stated he was the developer and that time was of the essence. He encouraged the board to approve the project as they would like to break ground on May 15, 2015.

Mr. John Jackson stated this was a very nice design and a wonderful addition to downtown.

Mr. Howie Owens stated this was a huge step in the right direction for Downtown Sumter and the City is committed and has invested in this project. He added the City feels this project will exceed all expectations.

With no further discussion, a motion was made by Mr. Grady Locklear to approve this request in accordance with the materials, photographs, and construction details submitted by Drakeford Architects and dated December 22, 2014 based on compliance with the *Design Guidelines*

criteria #s 12, 15, 28, and 33. The motion was seconded by Mr. Billy Taylor and carried unanimously.

HP-14-24, 117-119 N. Main St. (City)

Ms. Rainey stated this is also a re-submittal for a proposed lounge/theatre at the corner of Law Range and N. Main St. She stated several issues were raised at the December meeting including the fact the color scheme was not seen as being particularly exciting. The new color scheme is proposed to be soft warm neutrals. The proposed awnings have not changed since the original submittal – black and cream colored. She stated the building on the right is to be elevated to a two-story building to accommodate the 30-foot high movie screen for the theatre use. She stated another change from the original submittal is that the entrance door has been aligned with the windows on the left side which is consistent with the original architecture of the building. The architect has responded to these concerns with the new proposal, by selecting a new color scheme, bricking in the guttering on the side of the building and using several different soft warm neutral tones of paint to break up the space horizontally along the Law Range side of the project. She added there were questions about what the rear entrance might look like. This entrance is not visible from the street, but there are rear entrances to some of the businesses on Law Range. The architect addressed this issue by showing an elevation of what it will look like. One window will remain while the other window will become an emergency door exit only. Ms. Rainey stated staff does recommend approval as all of the issues raised have been addressed.

Mr. John Jackson was present to speak on behalf of this request. Mr. Jackson gave a brief history on the building in order to explain the process by which the proposed design was created. He stated there are 26 windows on the second story of the building and four will be closed when the proposed second story is added to the adjacent one-story building.

Mr. Scott Bell stated he had concerns about how the proposal would work. He stated his biggest concern was that the building is a classical three-bay building and the proposal makes it a four-bay building. He stated he doesn't feel that changing the building to four-bays is

architecturally correct. He stated he understood the change in the use in the last bay. It will become a two-story space where the movie theatre will be. That is a significant change from the little one story building and didn't understand why the opportunity was not taken to do something fun and make it look like a theatre as opposed to copying the other bays when that is not an appropriate thing to do according to the ordinance and guidelines. He stated everything original about the one story building will be gone and basically they are building a new building.

Mr. Jackson stated he feels that this is a one-use building. There is a theatre on one side and a lounge on the other, but there is one owner, one function and one name. This makes it one building.

Mr. Billy Taylor stated he did not have a problem with the proposed design.

Mr. Locklear stated he thought the proposal would be a great addition downtown.

Mr. Bell stated he also had concerns about the exhaust hood for the kitchen. He stated the plans the committee received show a big brown exhaust hood on Law Range. He added he has four problems with exhaust hoods: 1) they are big; 2) they are ugly; 3) they drip grease; and 4) they smell. He stated they are putting this on Law Range which is a nice back drop to the Court House Square and felt it was not appropriate to put an exhaust hood front and center on a very public court. He stated the exhaust hood should go up through the roof.

Mr. Jackson stated they could do that.

Mr. Bell expressed concern about the door at the rear of the building.

Mr. Jackson stated any problems that may arise with the rear door, they would be dealt with.

Mr. Meredith Drakerford, Mr. Greg Thompson, Mr. Sammy Way and Mr. Howie Owens spoke in favor of this request.

With no further discussion, Mr. Grady Locklear made a motion to approve this request in accordance with the

	<p>materials.</p> <p>photographs, and drawings submitted and referenced in the Staff Report based on compliance with the <i>Design Review Guidelines</i> criteria #s 6, 12, and 15 and Section 1.m.2 of the <i>City of Sumter – Zoning & Development Standards Ordinance</i>. The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.</p>
<p>OTHER BUSINESS</p>	<p>Ms. Rainey explained that the Historic Preservation Design Review Committee asked staff to address the issue of administrative, in-house or staff level, approvals and bring the board recommendations about what staff feels should be changed to keep very small issues from coming before the board and provide some consistency and clarity to what is acceptable as an administrative approval. She stated Staff recommends the following changes to the ordinance:</p> <ul style="list-style-type: none"> • All fonts and typeface families mentioned above are permitted on signage in the downtown district and can be approved at the staff level, with the exception of those “mimicry” and “casual” font types mentioned, which will require board approval. • Any colors and color combinations are permitted as in-house approvals for signage in the downtown that are either black, white, brown, wood-toned, or from the Valspar / National Trust color palette, except for Grand Hotel Geranium Pink 1005-1B and Filoli Morning Glory 5003-10B, which will only be permitted as trim or signage colors, and are not appropriate for large exterior areas. • Any exterior paint colors not on the historic palette will require board approval. • That any proposal for painting directly on a building, whether as a sign, or as a mural or other decoration, shall require approval from the Historic Preservation Board. • A continuation of the in-house approval for awnings, and that lighting, and other small-scale exterior elements shall be approved at the administrative level. • In all cases if there is any question about whether an issue meets the criteria for staff level approval, the Zoning Administrator reserves the right to put the issue before the Historic Preservation Board for

	<p>review.</p> <p>After some discussion, the board deferred action on the proposed amendments to the Zoning Ordinance asking staff to make final changes and bring the final document back to the board at their next meeting.</p>
ELECTION OF OFFICERS	<p>Mr. Billy Taylor nominated Mr. Grady Locklear as Chairman of the Historic Preservation Design Review Committee. The motion carried by acclamation.</p> <p>Mr. Grady Locklear nominated Mr. Billy Taylor as Vice - Chairman of the Historic Preservation Design Review Committee. The motion carried by acclamation.</p>
ADJOURNMENT	<p>With no further business, Mr. Grady Locklear made a motion to adjourn the meeting at approximately 4:40 p.m. The motion was seconded by Ms. Jean Whitaker and carried a unanimous vote.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Board Secretary</p>

Historic Preservation Design Review

Meeting Date: 1-22-15

NAME (Please Print)	Which request are you here for?
Chris Clamsen	N/A
Graham Osteen	The Item -
Jay Davis	CBC
Heather Baseman	CBC
Julie Herby	Hotel
Julie Woods	HP-14-19
Adrian Woods	HP-14-19
Dianne Barrett	HP 14-24
Kyle Garrett	HP-14-24
Kerrell Gault	HP-14-24
Heredith Drakeford	HP-14-19, 14-20 N. Main St.
Howie Owens	All
Deb Harrison	1424
Ann Jackson	1424
Ashley Osteen	