



HISTORIC PRESERVATION DESIGN REVIEW

Minutes of the Meeting

February 26, 2015

ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on Thursday, February 26, 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 was absent. The meeting was called to order at 3:30 p.m. by Grady Locklear, Chair.

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

MINUTES

Ms. Jean Whitaker made a motion to approve the minutes of the January 22, 2015 meeting as written. The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.

OLD BUSINESS

HP-15-02, 2 N. Main St. (City)

Ms. Claudia Rainey presented this request for design review approval for wall signage on property located at 2 N. Main St. Ms. Rainey explained this request is for C Anthony's Men's Clothing business that is coming to the corner of Main St. and Liberty St. She stated the proposal is for 5 additional signs to be placed at locations around the building, one large - 2' x 3' and four - 12" x 12". This proposal would increase the number of signs from 5 to 10. Ms. Rainey stated the additional signage would not exceed the square footage allowed for wall signage, therefore complies with sign regulations, but the guidelines state that the number of signs should be kept to a minimum. She stated the proposed signs are tasteful and meet the intent of the guidelines, however, staff recommends that the signs match the existing signs closely in style and

dimensions in order to create a neater and less cluttered appearance.

Mr. Jay Davis and Mr. Chip Bracalente were present to speak on behalf of this request. Mr. Davis stated this building is unique in that it has three doors. Also, some of the existing signs are directional to get people in the building. He stated his business – Coldwell Banker is an office business upstairs and the new business is retail. Mr. Davis stated Mr. Bracalente should be allowed to distinguish himself as a retailer downstairs from Mr. Davis' office use upstairs.

Mr. Billy Taylor asked if it would be possible to add a border to the sign instead of just having the plain men's wear sign.

Mr. Chip Bracalente stated there actually was a border on the sign that will appear to be three dimensional. He stated the new signs are the same size as the existing signs.

With no more discussion, Mr. Billy Taylor made a motion to approve this request. The motion was seconded by Ms. Jean Whitaker and carried a unanimous vote.

HP-15-03, 202 N. Salem Ave. (City)

Ms. Claudia Rainey presented this request for design review approval for the construction of a 20' x 10' storage building on property located at 202 N. Salem Ave. She stated the applicant is proposing to construct a 200 sq. ft. building in the rear yard. The plan is to construct a 20' x 10' storage building flush with an existing smaller (8'x10') shed. The paint and trim color of the new storage building is to match the house colors, and an asphalt shingle roof is also to match the house roof. Ms. Rainey stated the proposed storage building is compatible with the Historic District and therefore meets the intent of the Guidelines. Staff is recommending approval.

Mr. Scott Bell asked if this were to be site-built or pre-constructed building.

Ms. Rainey stated she believed this was to be a pre-constructed building.

Ms. Cleo Klopffleisch was present and spoke on behalf of this request.

Mr. Grady Locklear asked if the building would have a permanent foundation.

Ms. Klopffleisch stated the building would be anchored to a permanent foundation.

With no further discussion, Mr. Billy Taylor made a motion to approve this request in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with the intent of the Design Review Guidelines. The motion was seconded by Ms. Sonia Shaw and carried a unanimous vote.

HP-15-04, 219 W. Calhoun St.

Ms. Claudia Rainey presented this request for design review approval for driveway signage that has been placed at Grace Baptist Church located at 219 W. Calhoun St. Ms. Rainey stated there are a total of six blue signs that say "GRACE BAPTIST" placed on both sides of the three entrance driveways for the church. She stated the signs appear to be located in the SCDOT right-of-way. She stated that any type of signage placed in the Hampton Park Historical District has to meet the downtown commercial sign guidelines and the current signs do not meet the intent of those guidelines. Staff is recommending that a new sign package be submitted for review and if approved by the board, be placed on the church property out of the SCDOT right-of-way.

Mr. Charles Bostic was present to speak on behalf of this request. Mr. Bostic stated he was with the property committee for Grace Baptist Church. He stated the purpose and intent of the signs was from complaints from church membership, particularly the elderly portion of the membership, from a safety issue of missing driveways to the church. He stated the church does not have adequate signage. The church thought the current signs were the least obtrusive. He added the signs are not in concrete and can be moved out of the right-of-way. He stated that if the signs are not acceptable in their current state, color and design, the church asks that the signs be allowed to

remain until a new sign package can be designed and submitted. He added this would include multiple signs that will include: new signage for the school; new church sign, new signage for the parking lots and building signs.

Mr. Locklear stated the Hampton Park Historic District had recently installed some very nice signs and asked why the church had not considered something in the likeness of those signs.

Mr. Bostic stated the church did not realize they were under that jurisdiction.

Mr. Steve Creech, a resident of the Calhoun Street, stated the signs are offensive and an insult to the integrity of the Historic District.

After some more discussion, Mr. Billy Taylor made a motion that the signs be removed immediately and a new sign package that is more compatible with the Hampton Park Historic District and meets all applicable sign regulations and guidelines be submitted for review. The motion was seconded by Ms. Jean Whitaker and carried a unanimous vote.

HP-15-05, 8 N. Main St.

Mr. George McGregor presented this request for design review approval for the demolition of the structure located at 8 N. Main St. He stated the structure was constructed circa 1976, is a metal structure with a false-front façade that gives the appearance of a two-story building. The structure has no architectural integrity and is an intrusion in the District. This property is adjacent to the future hotel and the City intends to market and redevelop the site. Mr. McGregor stated the Guidelines do allow for demolition if one or more of the following conditions are met:

- 1) Where the public safety and welfare requires the removal of a structure or building;
- 2) Where economic hardship has been demonstrated, proven and accepted by the Board of Historical Review;
- 3) Where the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect; or

- 4) Where the buildings have lost their original architectural integrity and no longer contribute to the district.

Mr. McGregor stated staff's primary finding is that this structure has no architectural integrity and demolition will not compromise the character of the district. The 1976 metal structure is an intrusion and lacks integrity, therefore staff recommends approval.

Mr. Billy Taylor asked what is proposed for the space if approval for the demolition is granted.

Mr. McGregor stated it is his understanding that the ground would be stabilized but did not anticipate any park-like green space being created.

Mr. Howie Owens was present and spoke on behalf of this request. He stated this property next to the future hotel is driving some real excitement as being a "prime" piece of real estate, but not as it is now. He stated the city sees putting limited investment in the property because they feel it will be developed relatively quickly.

Mr. Scott Bell asked if there were specific interest in this site.

Mr. Owens stated there was.

With no further discussion, Mr. Billy Taylor made a motion to approve this request for demolition. The motion was seconded by Ms. Jean Whitaker and carried a unanimous vote.

HP-15-06, 10 N. Main St.

Mr. George McGregor presented this request for design review approval for the demolition of the structure on property located at 10 N. Main St. He stated the building is currently vacant and formerly tie site of Mr. Fried Rice, among other past users. The City anticipates redevelopment to follow in this prime location next to the future hotel. Mr. McGregor stated staff received the following documents supporting the demolition of this structure:

- 1) A letter from Fire Chief Karl Ford testifying that the structure is unsafe and recommends demolition.
- 2) The cost estimate of rehabilitation is upwards of \$1.6 million. This is prohibitive.
- 3) A report from a structural engineer suggesting there are significant signs of structural instability that include the following:
 - a. Unbraced two story building
 - b. Absence of an original second floor
 - c. Roof condition-visible roof openings and water damage due to exposure
 - d. Truss deterioration
 - e. First floor debris

Mr. McGregor stated that for the reasons listed above, staff recommends approval of this demolition request.

Mr. Scott Bell asked if there were any specific interest in this site.

Mr. McGregor answered yes, there was, although at this point it can't be disclosed.

Mr. Grady Locklear asked if the interest was in the two properties together.

Mr. McGregor stated it was.

Mr. Bell asked if there was a way for anyone to recycle the façade – to keep the street front façade intact.

Mr. McGregor stated the front façade is not original as it has been altered. He stated according to the Fire Chief, it is the interior four walls that are unstable.

Mr. Howie Owens was present and spoke on behalf of this request.

With no further discussion, Mr. Billy Taylor made a motion to approve this request for demolition based on staff recommendation. The motion was seconded by Ms. Sonia Shaw and carried a unanimous vote.

HP-15-07, 16 E. Liberty St.

Mr. George McGregor presented this request for design

review approval for the demolition of the structure on property located at 16 E. Liberty St. He stated the applicant is requesting a Certificate of Appropriateness for a Demolition Permit to remove a 1,597 sq. ft. commercial structure located at 16 E. Liberty St. It is currently vacant and has remained so for at least a decade. The City plans the demolition of this structure in preparation for a future redevelopment project – new offices for the Sumter Economic Development Board. Mr. McGregor stated the structure was built in 1909 and by the nature of our ordinance has some form of historical value. In taking a look at the letter from the structural engineer, there are multiple arguments that to clear this building and make way for the redevelopment by the Development Board is a good thing and much in the public interest of the community. Staff finds the following in support of demolition of the structure:

- 1) There are significant structural issues particularly around the foundation. The rear portion of the foundation is underground. There is interior and exterior water damage and deterioration.
- 2) There are no significant architectural features that advance the character of the district.

Mr. Bell asked if the new project would take this property and some toward the Farmers' Market.

Mr. McGregor stated it would head into that open space.

Mr. Locklear asked if the building was structurally a hazard.

Mr. McGregor stated the structural engineer says that there are significant signs of structural instability.

Mr. Howie Owens was present to speak on behalf of this request. He stated the public benefit from having the Development Board in the heart of our downtown shows the Development Board's commitment to the redevelopment of our downtown.

With no further discussion, Mr. Billy Taylor made a motion to approve this request for demolition based on staff recommendation. The motion as seconded by Mr. Sonia Shaw and carried a unanimous vote.

OTHER BUSINESS	Ms. Claudia Rainey gave the Board an update on the language added to the ordinance amendment at their request.
ADJOURNMENT	With no further business the meeting was adjourned by acclamation.
	Respectfully submitted, <i>Wanda F. Scott</i> Wanda F. Scott, Board Secretary