



HISTORIC PRESERVATION DESIGN REVIEW

Minutes of the Meeting

June 25, 2015

ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on Thursday, June 25, 2015, in City Council Chambers. Seven board members – Mr. Scott Bell; Ms. Jean Whitaker; Ms. Sonia Shaw; Mr. Billy Taylor; Mr. Grady Locklear; Mr. William Buxton and Ms. Julie Herlong were present. 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. Helen Roodman and Ms. Wanda Scott.

MINUTES

Mr. Billy Taylor made a motion to approve the minutes of the February 26, 2015 meeting as written. The motion was seconded by Mr. Scott Bell and carried a unanimous vote.

NEW BUSINESS

Mr. Scott Bell recused himself from the discussion on this request as he was the architect for the property owner.

HP-15-11, 34 N. Main St. (City)

Ms. Helen Roodman presented this request for design review approval for exterior façade renovations that include new wood-frames windows, brick pavers, front awning, new rear doors and wood trellis with metal awning on property located at 34 N. Main St. Ms. Roodman stated this project is an expansion to The Hampton's Restaurant casual outdoor venue. The proposal includes the renovation of the interior that will serve as an additional bar space. Ms. Roodman stated that based on the submitted plans, the proposed façade changes are:

(1) *Front Entrance:*

- The applicant proposes to remove the existing storefront to create covered outdoor dining that is accessible from N. Main St.

- Remove existing storefront display windows and damaged brick bulkheads but retain existing entry door and sidelites;
- Remove 6" x 6" quarry tile floor;
- Remove existing framed walls on the interior walls.
- Add new windows and wooden bulkheads on each side of the retained entry door and sidelites;
- Add new horizontal aluminum awning that projects 5 ft. over the sidewalk;
- Extend brick pavers from the sidewalks into the area underneath the opening;
- Add planters to the front of the outdoor dining area match the adjacent Main Room entry and to help define the edge between the public sidewalk and the outdoor seating area

(2) Rear Entrance:

- Install new wooded full light double entry door;
- Install trellis/ pergola entrance canopy that is covered by metal roof.

Ms. Roodman stated that according to the Guidelines, original storefront configuration should not be altered. In this case, based upon the 1985 Survey, this storefront is not original to the structure. Ms. Roodman further explained that the existing front doors, transom and sidelites were to be retained and the original door openings will not be enlarged or reduced in size. On the rear of the building, the door proposed for replacement is a painted security door and not original to the building. The applicant proposes to replace this entrance door with full lite wooden doors and hardware that match the existing elements of the Alleyway. Given the location of these changes on the rear of the building in an enclosed interior, outdoor space the proposed change is in keeping with the intent of the guidelines. She explained that the guidelines normally require that original display windows and detailing be retained. The storefront is not original to the building. Removal of this element will not alter the defining architectural character of the façade, as the details that define the building are the upper façade and leaded glass transom. She added that the guidelines also normally require that bulkheads be retained and preserved. Ms. Roodman stated the existing brick bulkheads that support the storefront glass are to be removed. The brickwork has deteriorated and several bricks are split at the street level.

The modifications to the recessed entryway are proposed to have wooden bulkheads in keeping with the framing of the entrance door.

The guidelines further state that transoms should be retained and preserved. In this case, the leaded glass transom over the display windows are proposed to be retained as they are a defining architectural feature of the building, and provide light to the interior of the space. Ms. Roodman stated the current front façade has no awning in place, however, the applicant proposed a horizontal metal canopy supported by anchor points from above. The proposed awning is similar to those approved in other places within Downtown and allows light to enter the building from the leaded glass transom. Also on the rear of the building the proposed trellis/pergola with Staff recommends approval of this request. All proposed renovations on the front façade retain the defining architectural features of the building. Although this proposal removes the storefront glass, the storefront is not original to the building, and the proposed renovations allow for future reconversion of the space into a storefront as the plans do not alter the original dimensions of the opening or location of the recessed entry doors.

Proposed changes to the rear of the structure are in keeping with the design of the Alleyway and are more contemporary in design. A metal roof panel is in keeping with the design of the Alleyway, a contemporary space. The Guidelines are supportive of this approach.

Ms. Roodman stated Staff recommends approval of this request. All proposed renovations on the front façade retain the defining architectural features of the building. Although this proposal removes the storefront glass, the storefront is not original to the building, and the proposed renovations allow for future reconversion of the space into a storefront as the plans do not alter the original dimensions of the opening or location of the recessed entry doors.

She added the proposed changes to the rear of the structure are in keeping with the design of the Alleyway and are more contemporary in design. The Guidelines are supportive of this approach.

	<p>Mr. Grady Locklear stated he had a letter from Mr. Howie Owens, City of Sumter Downtown Manager, endorsing the project.</p> <p>Ms. Danielle Thompson was present to speak on behalf of the request.</p> <p>With no discussion, Mr. William Buxton made a motion to approve this request in accordance with the materials, photographs, and construction details and applicant's submitted plans titled, "Proposed Renovations to: 34 N. Main St.," The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.</p>
<p>OTHER BUSINESS</p>	<p>NONE</p>
<p>ADJOURNMENT</p>	<p>With no further business, Mr. William Buxton made a motion to adjourn the meeting at 3:40 p.m. The motion carried by acclamation.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Board Secretary</p>