



CITY OF SUMTER DESIGN REVIEW BOARD

Minutes of the Meeting

November 21, 2024

ATTENDANCE

A meeting of the City of Sumter Design Review Board was held on Thursday, November 21, 2024, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Four board members –Ms. Julie Herlong, Dr. Terri Smith, Mr. Randy Abbott and Mr. Scott Horton were present. Ms. Heidi Burkett, Ms. Hyacinth Kinley and Ms. Lucy Wilson were absent.

Staff members present were Mr. Jeff Derwort, Mr. Kyle Kelly and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Ms. Julie Herlong.

MINUTES

Mr. Scott Horton made a motion to approve the minutes of the October 24, 2024, meeting, as written. The motion was seconded by Mr. Randy Abbott and carried a unanimous vote.

NEW BUSINESS

HP-24-15, 326 W. Hampton St. (City) was presented by Mr. Kyle Kelly. The Committee reviewed this request for Design Review approval to remove existing wood windows and replace with 1 over 1 double hung white vinyl windows.

Mr. Kelly stated a single-story multi-family apartment development known as Twin Magnolia, containing 12 one and two-bedroom apartment units on the property.

Mr. Kelly mentioned, based on the Sumter County Assessor’s Record Property Card, Twin Magnolias was built in 1965. The complex contains a single G-shaped building with a central parking courtyard in the center. The building contains many characteristics similar to a ranch or rambler style home, with a single story and low-pitched roof.

Mr. Kelly added the property is located within the Hampton Park Historic District but is not considered a contributing structure to the District’s historic character, as it was built after the District’s period of significance and represents an incompatible infill style of development.

There have not been any previous design review requests related

to this property.

After some discussion, Mr. Randy Abbott made a motion to approve the request to remove existing wood windows and replace with 1 over 1 double-hung vinyl windows in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and Presentation and based on compliance with Design Review Guidelines. The motion was seconded by Mr. Scott Horton and carried by a unanimous vote.

HP-24-16, 49 S. Main St. (City) was presented by Mr. Kyle Kelly. The Committee reviewed this request for Design Review approval to remove existing canvas awning and metal support structure from front and side facades.

Mr. Kelly stated is a rectangular three-story brick building constructed, per tax records, around 1935. It is the current home of Kimbrell's Furniture and Appliances.

Mr. Kelly mentioned it previously served a variety of retail and professional office uses. The building is located at the northeast corner of the intersection of Caldwell St. and S. Main St.

Mr. Kelly added 3-story rectangular block building containing approximately 23,525 square feet of finished floor area, constructed by 1935 with major improvements in 1950 and 1956.

The structure is included in the National Register Historic District but was not considered a contributing structure at the time of the survey due to a mid-20th century metal façade that obscured much of the original building.

The building currently has a damaged red and white striped awning, which replaced a red awning of the same shape in 2011. Historic evidence indicates that the building had a flat awning in the 1940s.

Based on the age of the building, its location, and architectural design and features, 49 S. Main St. is a contributing structure to both the Downtown Sumter National Register District and the City-designated Downtown Design Review District.

Ms. Carol Rhame was present to speak on behalf of the request.

After some discussion, Mr. Randy Abbott made a motion to deny the request to remove the existing canvas awning and support structure from front and side façades, and instead approve replacement of the existing two-color canvas awnings with new

solid color (terra cotta) canvas awnings based on compliance with Design Review Guidelines. The motion was seconded by Mr. Scott Horton and carried by a unanimous vote.

HP-24-17, 348 W. Calhoun St. (City) was presented by Mr. Kyle Kelly. The Committee reviewed this request for Design Review approval to remove existing rear yard privacy fence and replace with a new 6 ft. tall privacy fence enclosing the rear yard, construct a 4 ft. tall picket fence enclosing the front yard with a gate at the front walkway, replace existing shutters with new louvered shutters, add a parapet rail to the side porch, paint the exterior of the residence, add a rear covered porch and brick patio and enclosure with accessory garage front with French doors.

Mr. Kelly stated 348 W. Calhoun St. is a 2-story single-family residential dwelling. The home was built in 1931 in the Colonial Revival Style. Identifying features of colonia revival architecture are accentuated front doors, normally with decorative pediment supported by pilasters, or extended forward and supported by slender columns to form an entry porch.

This dwelling has a central 2-story structure with 1-story side-wings to the left and right of the structure. The residence is considered a contributing structure to the fabric of the Hampton Park Historic District.

Previous design review approval was granted in August 2017 via HP-17-13 to re-install French doors after a request was denied in March 2017 via HP-17-06 to remove the doors and replace them with a solid glass window.

Mr. Kelly added the property is located within the Hampton Park Historic District but is not considered a contributing structure to the District's historic character, as it was built after the District's period of significance, and represents an incompatible infill style of development.

There have not been any previous design review requests related to this property.

After some discussion, Mr. Scott Horton made a motion to approve the request to remove existing rear yard privacy fence and replace with a new 6 ft. tall privacy fence enclosing the rear yard, construct a 4 ft. tall picket fence with cap rail enclosing the front yard with a gate at the front walkway, replace existing shutters with new louvered shutters, add a parapet rail to the side porch, paint the exterior of the residence, add a rear covered porch and brick patio and enclosure the accessory garage front with French doors in accordance with the materials, photographs, and

	construction details submitted and referenced in the Staff Report and Presentation and based on compliance with Design Review Guidelines. The motion was seconded by Mr. Terri Smith and carried by a unanimous vote.
OLD BUSINESS	NONE
CERTIFICATES OF APPROPRIATENESS	NONE
ADJOURNMENT	With no further business, Mr. Scott Horton made a motion to adjourn the meeting at 3:51 p.m. The motion was seconded by Mr. Randy Abbott and carried by a unanimous vote.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary