

# City of Sumter Design Review Board

September 25, 2025

## HP-25-19: 6 and 8 E. Hampton Ave (City)

### I. THE REQUEST

**Applicant:** Danielle Thompson

**Status of the Applicant:** Authorized Agent for Property Owner

**Request:** Request for Design Review Approval Remove Awnings

**District:** Central Business District (CBD)

**Location:** 6 and 8 E Hampton Ave

**Present Use/Zoning:** Vacant Commercial / Central Business District (CBD)

**Tax Map Reference:** 228-12-05-028

**Adjacent Property Land Use and Zoning:** North – Commercial / Central Business District (CBD)  
South – Commercial / Central Business District (CBD)  
East – Commercial / Central Business District (CBD)  
West – Commercial / Central Business District (CBD)

### II. BACKGROUND

The applicant is requesting Design Review Board approval to permanently remove existing canvas awnings at the front of the structure at 8 E. Hampton Ave.

The property located at 8 E. Hampton Ave, was acquired by the applicant in 2016. The lot currently contains a combined total of approximately 2,379 sq. ft. of commercial structures on approximately 0.05 acres.



## ARCHITECTURAL/HISTORIC CONTEXT:

According to the 1985 Historic Resources Survey and the Sanborn Maps, the properties existing commercial structures were constructed circa 1913. The Sumter County Assessor's Office also lists the construction date as 1900.

The building at 6 and 8 E. Hampton Ave. is a two-story, rectangular structure. The ground floor is symmetrically divided into two distinct sections, each featuring a separate entrance door and storefront, providing dual access and frontage.

The building is a contributing structure to the fabric of the Hampton Park Historic District based both on its age and architectural details.

Design review approvals were previously granted for the site via *HP-22-19 (partial approval for exterior paint)*.

## PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Permanent removal of existing canvas awning and metal frame.

## DESIGN REVIEW:

Design review approval is required prior to the proposed work. The *Design Review Guidelines* states:

### **4.12 Signs and Awnings**

*L. Consider traditional awnings for signage or shade.*

- *Size awnings to adequately fit commercial storefronts and window, door or porch openings of residential buildings.*
- *Locate awnings on the transom bar or below the storefront cornice, above the transom, for commercial buildings.*
- *Proportion the awning to allow for ample sidewalk clearance and projection over the sidewalk in downtown.*
- *Choose an appropriate awning shape. Standard sloped awnings are appropriate in most cases, but circular or accordion designs can also be acceptable.*
- *Choose appropriate awning fabrics, such as canvas, vinyl-coated canvas, and acrylic as awning materials. Metal and vinyl awnings are not appropriate.*
- *Ensure the materials and colors are compatible with the design and color scheme of the building.*
- *Consider using the awning valance as a sign panel for commercial buildings.*
- *Consider retractable canvas awnings.*

**Staff Analysis:**

The applicant is proposing to dismantle and remove the current awning and frame. Although the current awning is not the original awning design used for the building, The *City of Sumter Design Review Guidelines* recommend that standard sloped awnings are appropriate in most cases.

While sloped awnings are appropriate in most cases, Hampton Ave. has a slightly different context from Main St. or Liberty St., where the pedestrian zone is much wider.

Of the 9 other commercial storefronts on E. and W. Hampton Ave. within the Design Overlay District, 5 incorporate a form of sloped canvas awning, 1 has flat metal awnings, and 3 have no awnings.

**III. STAFF RECOMMENDATION**

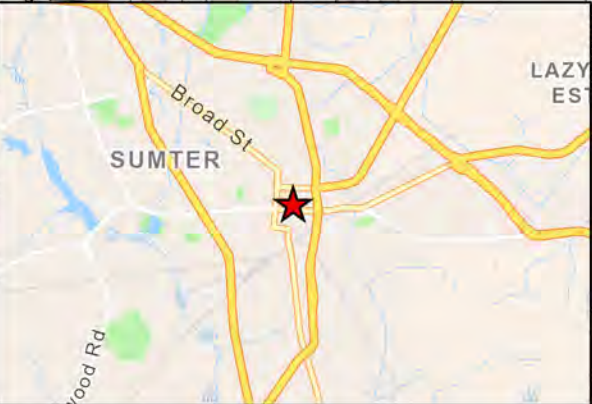
*If* the Design Review Board makes the findings necessary to approve this request, Staff recommends no additional conditions.

**IV. DRAFT MOTION**

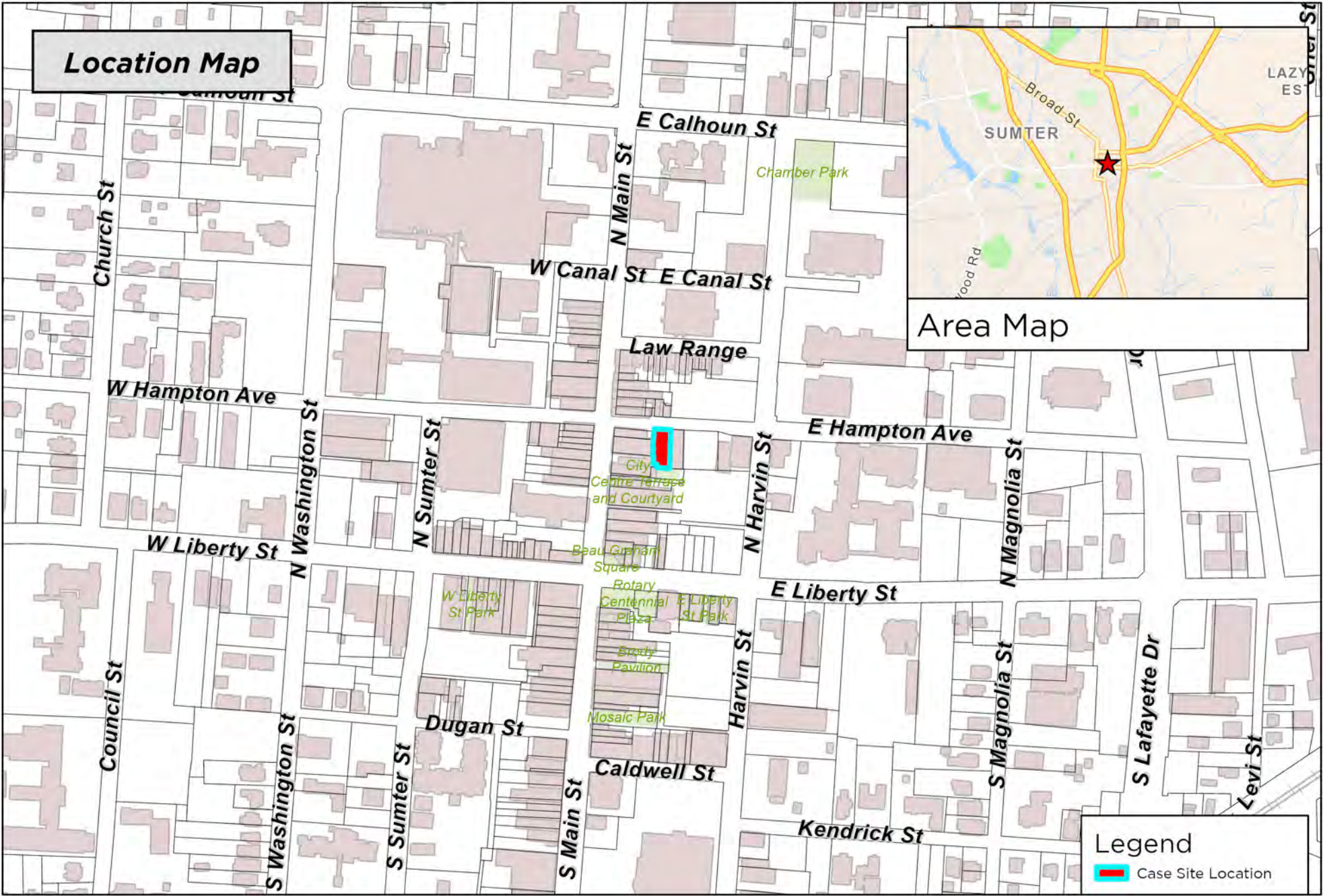
- 1) I move the City of Sumter Design Review Board ***approve*** HP-25-19 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board ***deny*** HP-25-19.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

**V. HISTORIC PRESERVATION – September 25, 2025**

# Location Map

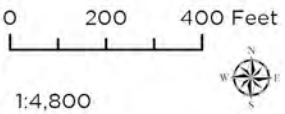


Area Map



**Legend**  
 Case Site Location

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HP-25-19  
 4 - 8 E Hampton Ave, Sumter, SC 29150  
 Parcel No: 228-12-05-026 & 228-12-05-028