

City of Sumter Design Review Board

July 23, 2026

HP-26-10, 128 S Main St.

I. THE REQUEST

Applicant:	Erik Hodge (dba Sumter Downtown Development LLC)
Status of the Applicant:	Property Owner
Request:	Request for Design Review Approval to demolish a +/- 800 sq. ft. accessory building (garage) located to the rear of the commercial storefront on S. Main St.
Location:	128 S. Main St.
Present Use/Zoning:	Vacant Commercial Storefront / CBD
Tax Map Reference:	228-13-08-011
Adjacent Property Land Use and Zoning:	North – Commercial / CBD South – Commercial / CBD East – Commercial / CBD West – Multifamily Residential / CBD

II. BACKGROUND

128 S. Main St., shown in the photograph to the right, is a currently vacant commercial building totaling +/- 2,600 sq. ft. Behind the commercial storefront is a +/- 800 sq. ft. accessory structure used as a garage. The property owner desires to demolish the garage structure due to its loss of structural integrity and to improve the aesthetic of the area's rear service area in conjunction with the City's planned future Dugan Street Alley project.



The current property owner, Sumter Downtown Development, LLC, purchased the property via quitclaim deed on January 1, 2026.

ARCHITECTURAL/HISTORIC CONTEXT:

The commercial structure at 128 S. Main St. was identified as site #76 in the 1985 Historic Resources Survey conducted for Downtown Sumter. The date of construction is identified as circa 1913, however the structure was partially burned in 1968 and was rebuilt.



Figure 1 - Front of 128 S. Main St.
(source: 1985 Historic Resources Survey of
Downtown Sumter)

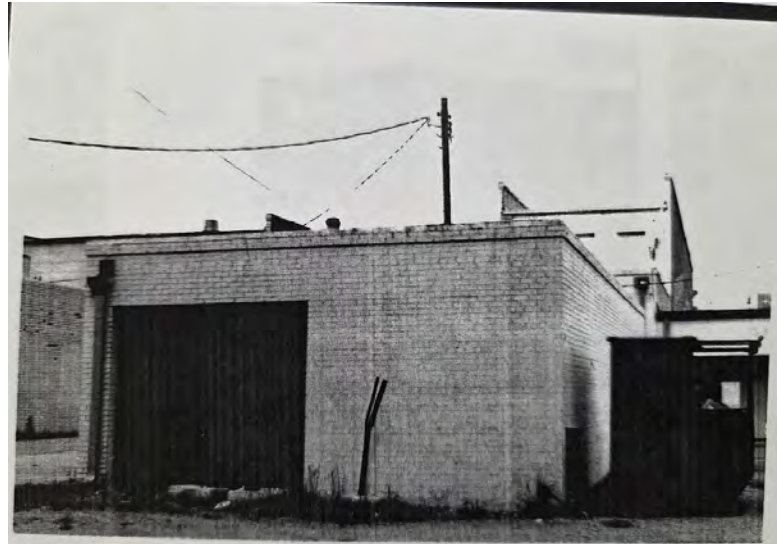


Figure 2 – Rear of 128 S. Main St. showing building proposed for
demolition (source: 1985 Historic Resources Survey of Downtown Sumter)

On the 1985 Historic Resources Survey , the site was identified as the University Shop. The building has a rectangular floor plan, and is 2 stories. There are double glass entrance doors and glass storefronts, though the lower half of the façade is not original. The upper level has 3 window openings closed with shutters and arches with keystone and stepped parapet. The accessory structure at the rear of the site is not referenced in the survey, but is shown via a photograph.

Neither the principal commercial structure nor the garage, appear on the 1944 Sanborn Fire Insurance Map for the City of Sumter, which is the final year for which Sanborn Maps were produced in Sumter.

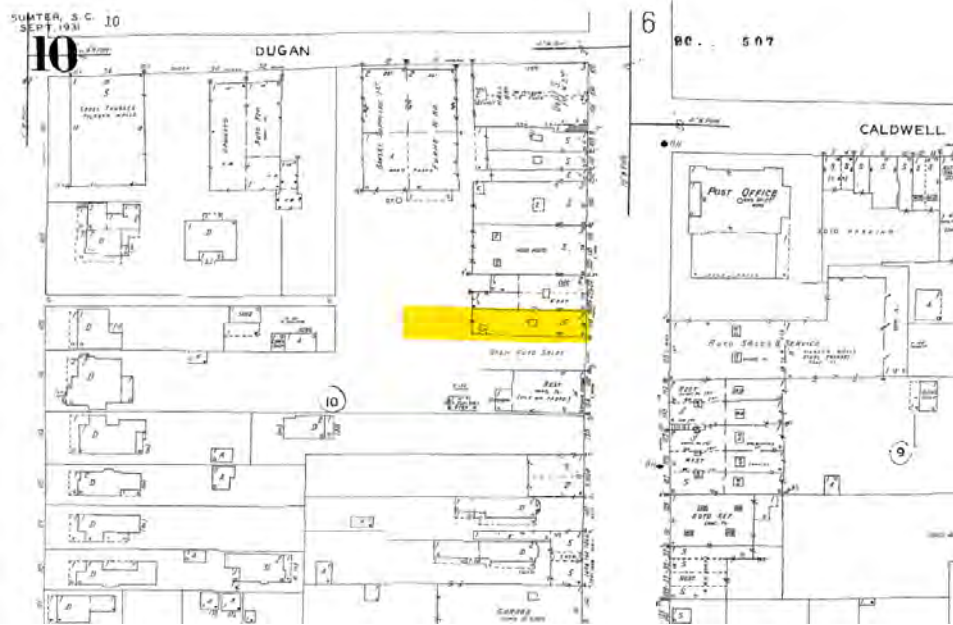


Figure 3 – 1944 Edition of Sanborn Fire Insurance Maps for City of Sumter (p. 10) with location of 128 S. Main St. marked in yellow.

Based on the principal structure's age and architectural character, the structure, particularly the upper level, is considered contributing to the City-designated Downtown Design District and is subject to the Design Guidelines.

Previous design review approval was granted via *HP-06-02* to install a 6 ft. tall chain link fence and gate in the rear of the property. Portions of fencing are still present on the site.

SITE PHOTOS:

Following are photographs of the accessory structure at the rear of 128 S. Main St. that is targeted for demolition.



Above: Rear alley area with subject site in the



Above: Subject building, as viewed from rear of

center of the image, as viewed from Dugan St.



Above: Subject building, as viewed from rear

the north



Above: Subject building, as viewed from south

SITE DIAGRAM:



Figure 4 - Site diagram indicating location of proposed demolition

SCOPE OF WORK:

The proposed project includes demolition of an existing +/- 800 sq. ft. accessory structure (garage) at the rear of 128 S. Main St.



Above: Subject building interior, as viewed from rear garage door opening.



Above: Subject building interior

DESIGN REVIEW:

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

7.2 Demolition

Every effort should be made to avoid the demolition of contributing buildings in a historic district, as once a building is demolished, it is gone forever and the integrity of the district is diminished. In some cases, demolition of a building may be necessitated for the safety and welfare of the public. Demolition, however, should only be considered after all reasonable alternatives, including alternative uses, sale of the property, or relocation have been evaluated and exhausted. In any case, the cost of demolition must be taken into account when considering the feasibility of preserving a building rather than demolishing it. The DRB may impose a 120-day waiting period to allow for the thorough consideration of the application and the exploration of all alternatives to demolition.

A. Demolish a historic building only after all alternatives have been exhausted.

- Provide an explanation of alternatives that were explored and the reasons why they were not feasible options.
- Prepare a detailed plan for the development of the site that includes a budget for both the demolition and the new construction, as well as a timetable.
- Document the building prior to demolition to include measured drawings, photographs, and a detailed history of the property.

Requirements for Demolition: Demolition may only be approved if one or more of the following conditions are met:

- **Public Safety Hazard** – When the local building official has determined that the physical condition of the building constitutes a hazard to the safety and welfare of the public.
- **Loss of Architectural Integrity** – When a building has lost its original architectural integrity of location, setting, design, materials, workmanship, feeling, and association to a point that it no longer contributes to the historic character of the district.
- **Loss of Structural Integrity** – When a building has deteriorated and is structurally unstable. This condition must be demonstrated in a report by a licensed architect or structural engineer

that fully documents the building's physical condition, provides a reasonable cost estimate for the necessary repairs, and justifies why such repairs are not feasible.

- *Economic Hardship – When economic hardship has been demonstrated and proven by the property owner and such hardship is accepted by the HPDRC. A detailed report should be provided that includes a reasonable estimate of rehabilitation costs and evidence that the potential value of the property cannot produce a financial return on such investment.*

Staff Analysis:

The Design Review Guidelines for demolition are intended to ensure the full cultural, historic, and architectural character of a structure is considered and evaluated before it is irrevocably removed. The building does not represent a structure from Downtown Sumter's period of historical significance, and there are no architectural characteristics cited for this building that merit restoration.

The City of Sumter's Building Official has evaluated the structure, and has determined that it has lost structural integrity and has become a public safety hazard.

The demolition guidelines outlined in *Section 7.2* (noted above), stress that demolition should only be considered after all reasonable alternatives, including alternative uses, sale of the property, or relocation, have been evaluated and exhausted. In this case, the building is not capable of being moved or re-used in its current state, and sale of the building, given the owner's intent to make the space part of their overall investment in the property, preclude a sale as a means to forestall demolition.

The Design Review Board may impose a waiting period up to 120 days to allow for thorough consideration of the application and exploration of alternatives to demolition.

It is the opinion of Planning Staff that all alternatives to demolition have been reasonably exhausted, and any delay is not in the best interest of the City or the applicant.

Ordinance Requirements:

In the case of demolition, in addition to *Section 7.2* of the Design Guidelines, *Article 1.o.4* of the City of Sumter Zoning and Development Standards Ordinance must also be evaluated. *Article 1.o.4* states:

Article 1.o.4. *Where a request for a demolition permit is involved in an application for a certificate of appropriateness, the Design Review Board may postpone the issuance of a demolition permit for 120 days pending a thorough review of the matter. An extension of an additional 120 days may be authorized when the Design Review Board is reasonably certain that an alternative to demolition can be achieved during the additional time period. The Design Review Board shall provide a recommendation to the Mayor and City Council when it is in the public interest to save valuable architectural, cultural, and/or archeological resources which would be damaged or lost by the demolition or partial demolition or the moving of a building or structure.*

The Zoning Administrator's interpretation of this provision of the Ordinance is that while the Design Review Board may delay issuance of a demolition permit for up to 240 total days in order to fully review and study a proposed demolition, further action may only be taken by City Council. City Council consideration of such a request would come after referral of the matter to Council by the Design Review Board.

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-26-10 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board **deny** HP-26-10.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

IV.DESIGN REVIEW BOARD- July 23, 2026

Location Map

This map shows the case site location in Sumter, South Carolina. The site is highlighted with a red rectangle on S Main St, between Dugan St and W Bartlette St. The map includes labels for S Washington St, S Sumter St, S Main St, Dugan St, W Bartlette St, E Bartlette St, Caldwell St, Kendrick St, W Liberty St, and E Liberty St. Other landmarks include W Liberty St Park, Brody Pavilion, and Mosaic Park. An inset map titled "Area Map" shows the location of Sumter within the larger context of the South Carolina highway network, with a red star marking the city center. A legend in the bottom right corner indicates that the red rectangle represents the "Case Site Location".

 Case Site Location

0 100 200 Feet

1 inch = 200 feet



Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 7/1/2026
User Name: crobbins
Document Name: HP-26-10



HP-26-10
128 S Main St, Sumter, SC, 29150
Tax Map # 228-13-08-011