

City of Sumter Design Review Board

September 24, 2026

HP-26-11, 26 and 28 S. Main St.

I. THE REQUEST

Applicant: R. Scott Bell

Status of the Applicant: Project Architect

Request: Design Review approval for exterior façade alterations to include 1) demolition of the recessed storefront at 26 and 28 N. Main St., and construction of a new storefront, removal of façade and replacement with thin-brick overlay, 2) Addition of a center parapet on the front façade, 3) installation of new horizontal metal awnings with 45 degree support brackets on both front and rear facades, 4) new paint on the rear façade, and 5) new metal downspouts on the rear façade.

District Downtown Design District

Location: 26 & 28 S. Main St.

Present Use/Zoning: Commercial Storefront / Downtown Core (DTC)

Tax Map Reference: 228-13-07-072, 228-13-07-066

Adjacent Property Land Use and Zoning: North – Commercial / DTC
South – Commercial / DTC
East – Commercial / DTC
West – Parking Lot / DTC

II. BACKGROUND

26 and 28 S. Main St. is a 5,500 sq. ft. rectangular single-story brick building that was constructed around 1900. It has previously served as host to retail uses, particularly clothing retail. The building is located on S. Main St. approximately 100 ft. north of the intersection of S. Main St. and Dugan St.

The applicant is proposing to complete exterior façade alterations to include demolition of the recessed storefront at 26 and 28 N. Main St., and construction of a new storefront, removal of façade and replacement with thin-brick overlay, addition of a center parapet on the front façade, installation of new horizontal metal awnings

with 45 degree support brackets on both front and rear facades, new paint on the rear façade, and new metal downspouts on the rear façade.

III. ARCHITECTURAL/HISTORIC CONTEXT

The property is identified as site #95 in the 1985 Historic Resources Survey that catalogued the structures in the downtown area. Based on Sanborn Fire Insurance Maps, the building was constructed circa 1900. The rectangular building plan has an aluminum and glass storefront featuring show windows and recessed entrance doors and a flat aluminum awning on the front façade. According to the Historic Resources Survey, the Gordon Brothers Clothing Store occupied the building in 1910. By 1985, a different clothing store (The Children's Shop) was occupying the space. The building is within both the Downtown National Register District and the City's Downtown Design Review District and is subject to the Design Review Guidelines.

Submitted plans show that 26 and 28 N. Main St. will be utilized as a single storefront.

Based on the age of the building, and its location, the building is a contributing structure to the City-designated Downtown Design Review District. However, the 1985 Historic Resource Survey does note that the building has little architectural significance, due to changes made to the façade. It is unclear whether any elements of the original façade remain under the current façade.

There have been no previous design review approvals granted for this site.

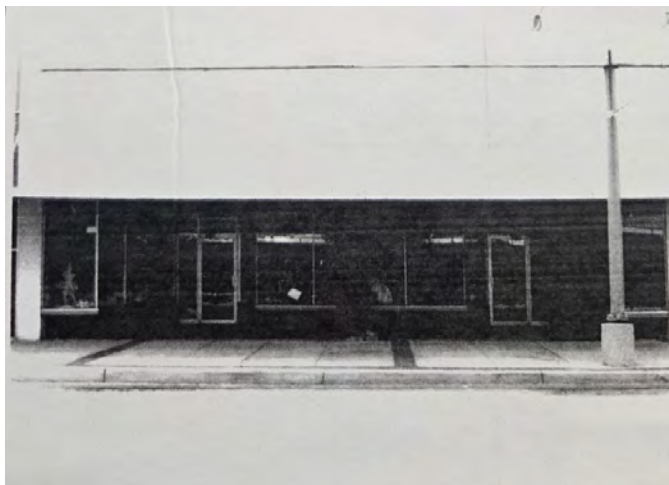


Figure 1 (Above): Front façade of subject building photographed in 1985. **Figure 2 (Below):** Rear façade of subject building photographed in 1985.



IV. SITE PHOTOS



Figure 3 – Front Façade of Building



Figure 4 – Rear Façade of Building

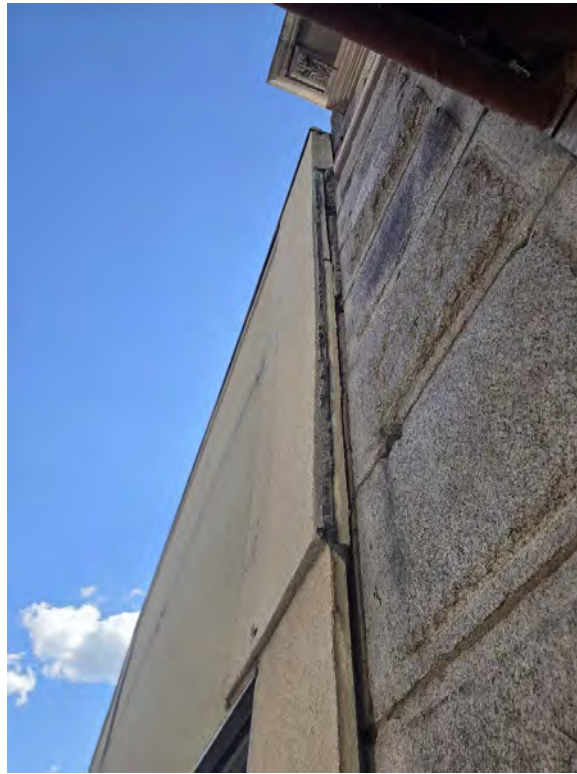


Figure 5 – Front Façade of Building Featuring Exposed Styrofoam



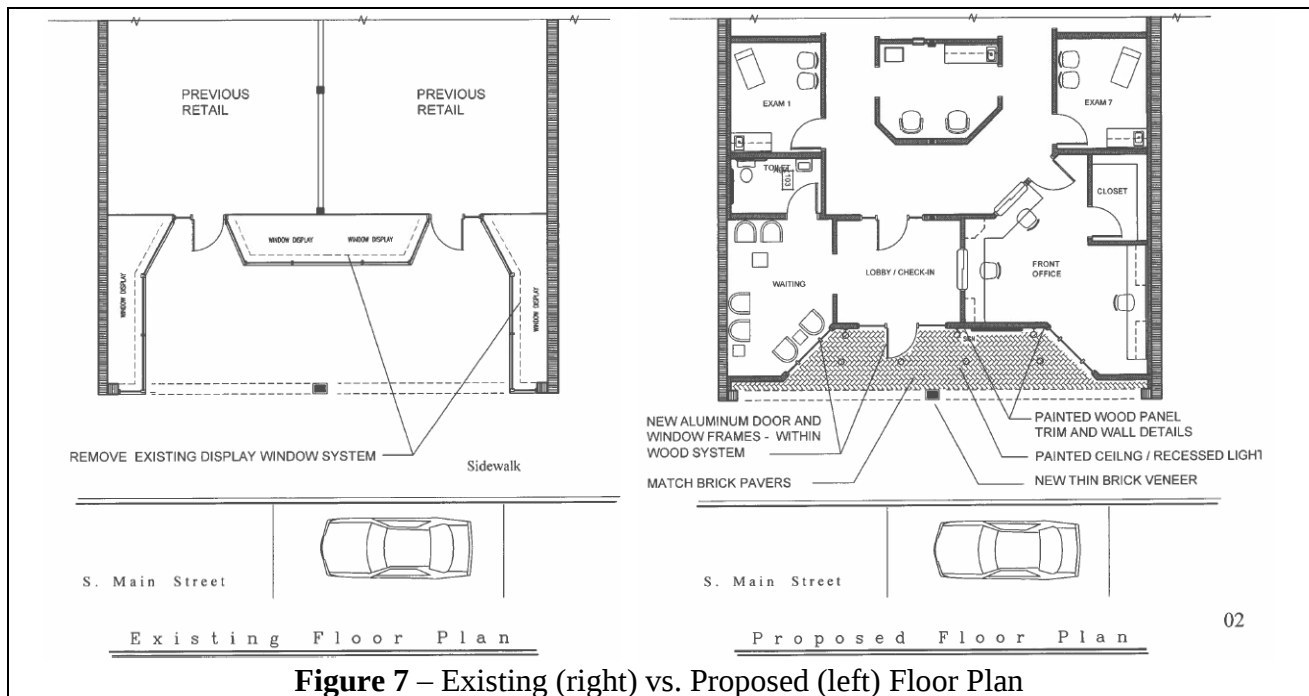
Figure 6 – Recessed Storefront of Building facing N. Main St.

V. SCOPE OF WORK

The proposed project includes renovations to the exterior of 26 and 28 S. Main St., as follows:

1. Demolish existing deep recessed storefront;
2. Construct new, shallow recessed storefront system (windows, doors);
3. Remove existing stucco front façade
4. Remove floor tile from recessed storefront
5. Install new brick pavers in front
6. Install thin-brick veneer on front façade
7. Install center parapet on front façade
8. Install new horizontal aluminum awnings with 45 degree support brackets on front and rear facades
9. Repaint existing painted brick surfaces on rear façade
10. Install new metal downspouts on rear façade
11. Install new pre-cast stone base on front bulkhead wall and column
12. Relocate HVAC equipment from ground level to roof
13. Install new light fixtures on front and rear facades
14. Replace rear doors

The renderings, elevations and plans displayed on the following pages show the proposed changes and new construction. Full sized versions of the plans are included as Exhibit 1.



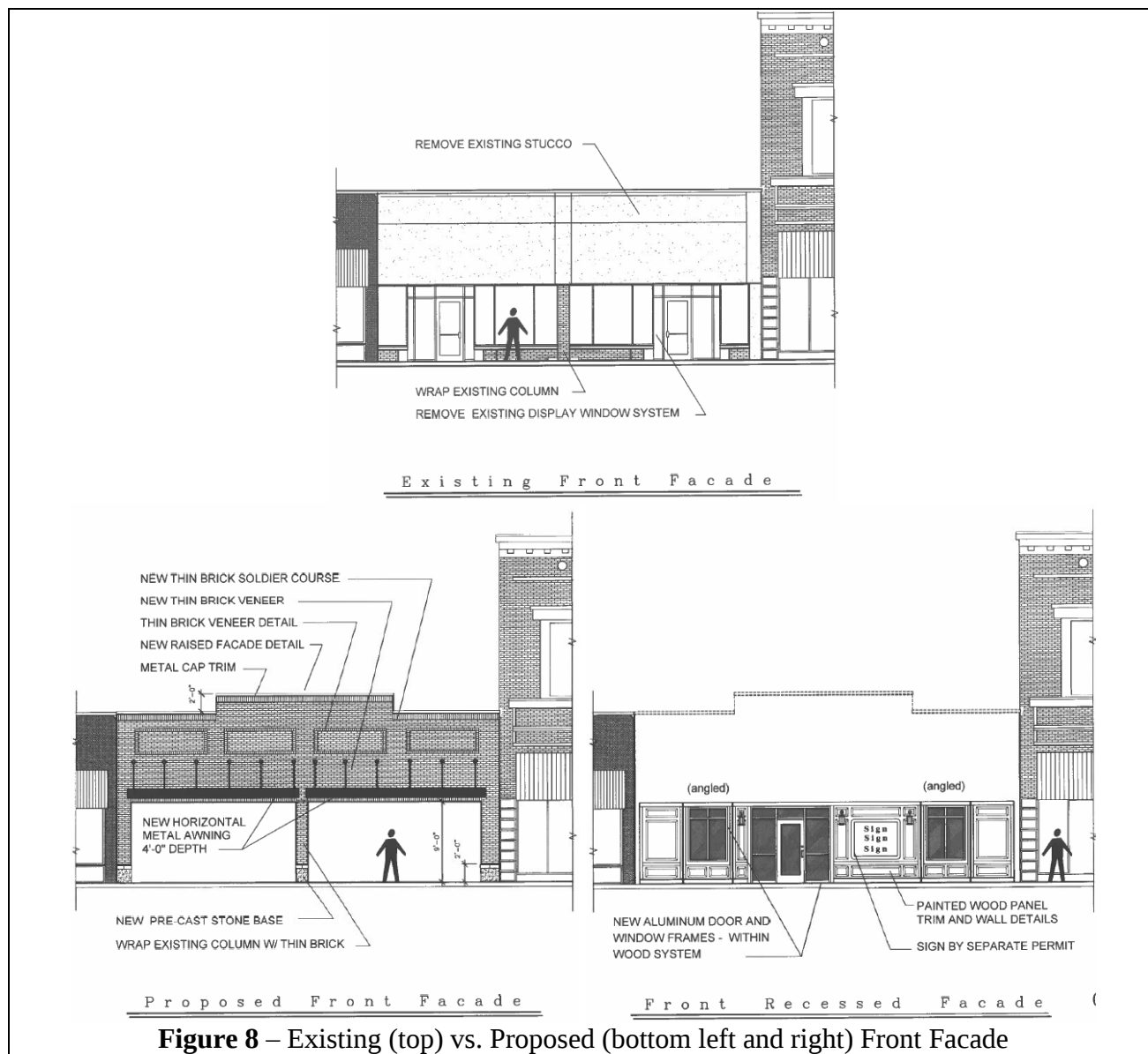


Figure 8 – Existing (top) vs. Proposed (bottom left and right) Front Facade

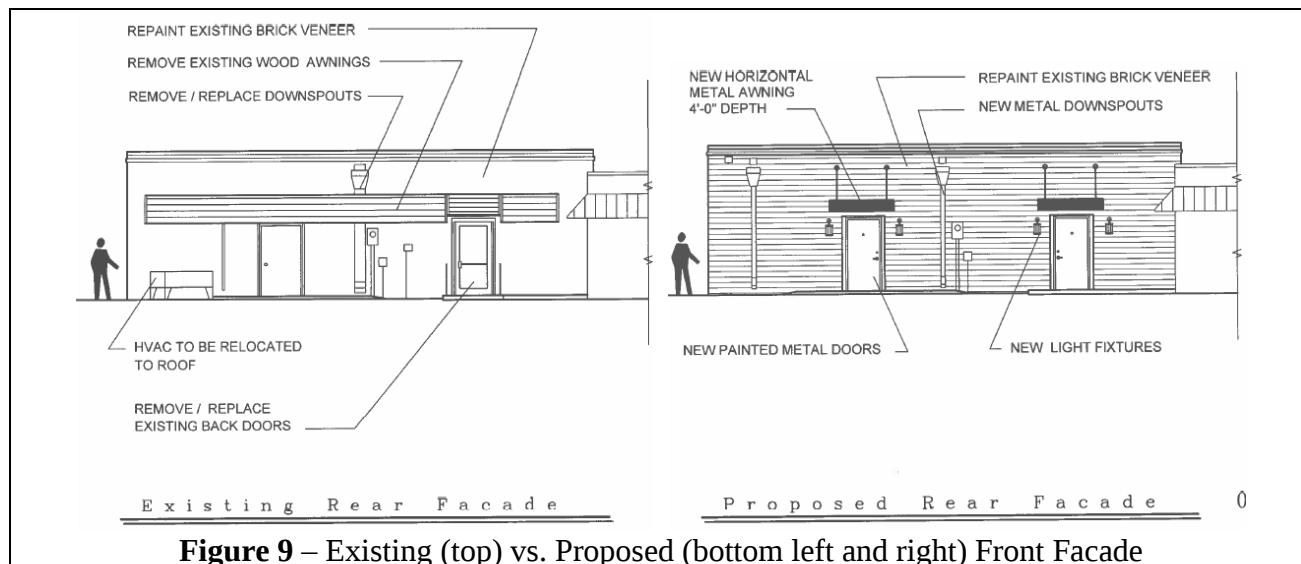
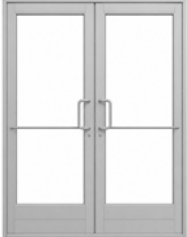
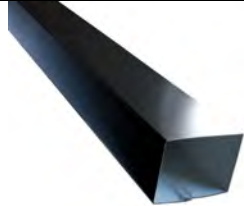


Figure 9 – Existing (top) vs. Proposed (bottom left and right) Front Facade

Proposed exterior materials/colors are as follows:

Type	Color/Material	Image
Thin Brick	Carolina Ceramics “ <i>Dogwood Velour</i> ”	
Brick Mortar	Holcim “ <i>Frosty</i> ”	FROSTY B9AE9C R=185 G=174 B=156
Pre-Cast Stone Base	Russell Cast Stone “ <i>Gray Limestone</i> ”	
Horizontal Aluminum Awning	Dark Bronze	
Aluminum Entry Doors/Windows	Clear Anodized Aluminum	
Metal Cap Flashing	Dark Bronze	
Front Entry Wood Trim	SW 3832 “ <i>Colonial Revival Gray</i> ”	SW 3832 Colonial Revival Gray
Front Entry Wood Ceiling	SW 2863 “ <i>Powder Blue</i> ”	SW 2863 Powder Blue
Painted Brick – Rear Façade	SW 2863 “ <i>Powder Blue</i> ”	SW 2863 Powder Blue
Painted Metal Doors – Rear Façade	SW 2819 “ <i>Downing Slate</i> ”	SW 2819 Downing Slate
Rear Metal Downspouts	Dark Bronze	

VI. DESIGN REVIEW:

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

4.3 Exterior Walls: Masonry

A. Preserve Original Masonry and its Visual Qualities.

- Retain masonry features that are important in defining the overall character of the building.
- Do not remove or obscure masonry elements.
- Do not paint unpainted masonry. Exceptions to this include masonry walls that have a patchwork appearance from extensive replacement or rebuilding.

Staff Analysis:

The applicant is not proposing to remove any masonry elements. The applicant is proposing to paint previously painted brick on the entire building. All portions of the building's exterior brick walls have been painted previously. The painting is in general alignment with the Design Guidelines.

4.5 Architectural Detail and Ornamentation

A. Preserve and maintain architectural ornamentation.

- Retain architectural ornamentation, including but not limited to cornices, eave brackets, spindles, vergeboard, frieze boards, knee braces, and exposed rafter tails.
- Do not remove or obscure architectural ornamentation.

B. Replace ornamentation with designs and materials to match the original.

- Replace architectural ornamentation only when damaged or deteriorated beyond reasonable repair.
- Match the profile, dimensions and materials of the original feature as closely as possible.

C. Restore missing ornamentation based on photographic or physical evidence.

- Do not apply ornamentation that has no historical basis, as it would create an appearance not in accordance with the building's original design or style.
- Consider a simple cornice of wood or metal on commercial buildings that have lost their cornice. Materials such as fiberglass reinforced concrete may also be appropriate.

Staff Analysis:

Architectural ornamentation helps to convey historic significance and style. Commercial buildings often feature elaborate cornices at their rooflines of metal, wood, or corbelled brick. The applicant is proposing to add architectural detail and interest to what is currently an architecturally insignificant structure, given previous modifications to the façade. The proposed changes are consistent with the Design Guidelines, and will convey unique architectural character and ornamentation.

4.8 Doors

A. Preserve and Repair Historic Doors that Contribute to the Character of a Building.

- Retain and repair historic doors, including decorative features such as trim, sidelights, transoms, fanlights, and surrounds. Where possible, retain original hardware.
- Preserve original door openings, sizes, and types and restore altered door openings to their historic configurations.
- Avoid painting previously unpainted doors unless extremely weathered.

Staff Analysis:

The applicant is proposing to install new rear doors on the building. These proposed door alterations are consistent with the Design Guidelines.

4.10 Storefronts

A. Preserve and Maintain Original Storefronts and their Character-Defining Features and Materials.

- Retain the historic storefront configuration, including the original location and size of the entrance doors, display windows, and transoms.
- Retain storefront features that are not original, but have gained architectural and historical value.
- Retain and repair historic structural components, such as decorative cast iron elements and stone or brick piers.
- Retain and repair historic entrance doors and any distinctive hardware.
- Retain and repair historic transoms, especially those with prism or leaded glass.
- Retain and repair original wood or brick bulkheads. Also, retain elements such as Carrara glass or glazed tile that have gained historic significance in their own right.
- Retain and repair the historic cornice or sign band, which delineates the storefront from the upper facade.
- Protect historic features and materials by maintaining their historic protective finishes, such as paint or stucco.

C. Reconstruct a missing storefront to match the character, scale, and materials of the historic storefront.

- Remove inappropriate materials covering the facade.
- Conduct exploratory demolition to determine if any historic fabric remains and its condition.
- Restore as many of the remaining historic elements as possible.
- Use historic photographs and physical evidence to reconstruct a missing or insensitively altered storefront or feature, if documentation is available.

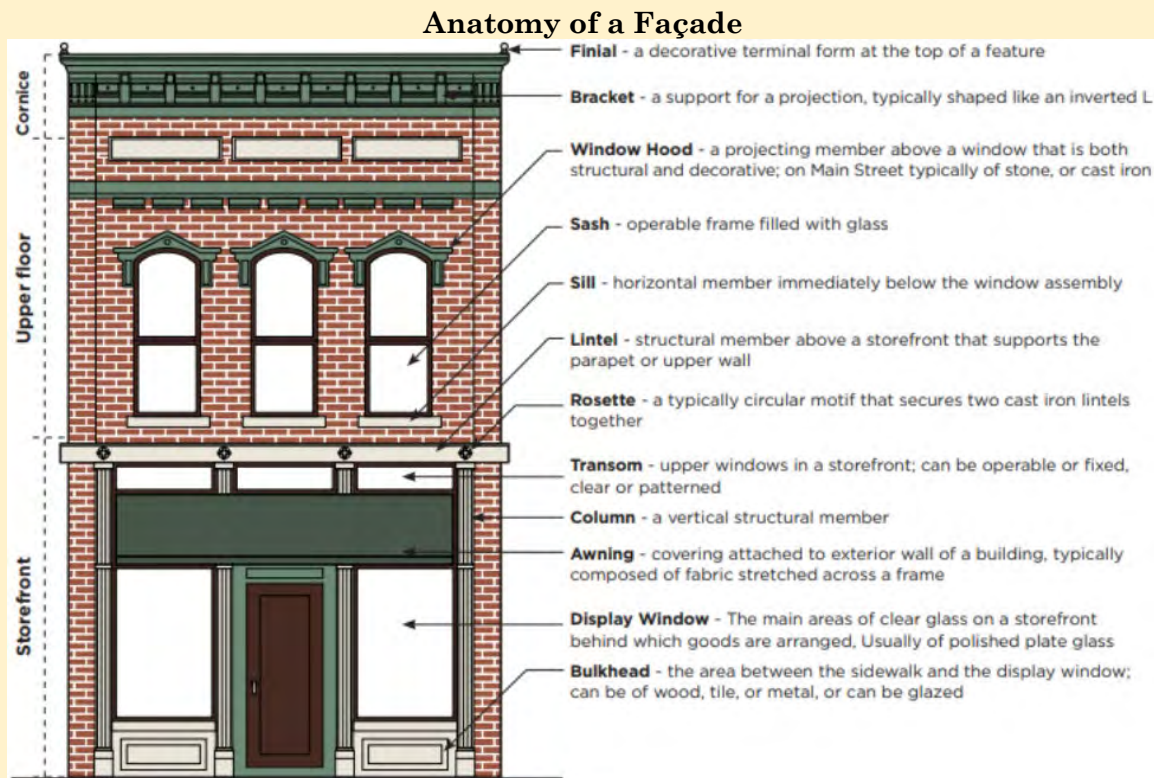
D. Consider a simplified or contemporary interpretation of a traditional storefront where the historic storefront is missing or no evidence of it exists.

- Base the new design on traditional storefront elements that reflect the scale, proportions, materials, and colors of other commercial buildings in the district.
- Use compatible materials that are in keeping with the style of the building.
- Avoid creating a false historical appearance by introducing architectural elements where they never previously existed.

Staff Analysis:

The applicant is proposing to replace the existing storefront configuration with an integrated design that continues the rhythm of commercial storefronts on both sides along S. Main St.

Staff finds the proposed alterations to be consistent with the design guidelines. The portions of the storefront to be replaced are not historically significant, and the proposed configuration is consistent with the general pattern of storefronts in the downtown area.



4.11 Paint

A. Maintain and repaint historically painted surfaces.

- Remove paint from masonry only when the paint is not historic, will not reveal aesthetic issues, and will not damage the masonry.
- Do not paint unpainted masonry walls unless insensitive past repairs have negatively affected the visual qualities of the masonry.
- Do not strip paint or other coatings to reveal bare wood or apply a stain if the material did not historically have a natural finish.

B. Select a Compatible Color Scheme.

- Choose colors that are appropriate to the architectural style and complement the building and its surroundings. Overly bright and obtrusive colors are not appropriate.
- Consider an original color scheme based on paint analysis or research.

C. Use Paint Color to Accentuate Exterior Details.

- Use muted or dark colors for the walls of a building.
- Use lighter colors to highlight trim and architectural ornamentation.
- Paint window and door sash and frames a contrasting color from the walls to provide contrast and depth.
- Limit the paint scheme to three or four colors, one roof color, one wall color, one trim color, and one accent color.

Staff Analysis:

The surfaces proposed for painting consist of previously painted surfaces, including brick masonry and window and door trim. The color scheme proposed consists of accenting trim and door colors (*Powder Blue* and *Colonial Revival Gray*), with an unpainted brick in “Dogwood Velour” for the front façade, and a wall color (*Powder Blue*) with accenting door color (*Downing Slate*) for the rear façade.

The building colors proposed are consistent with the City of Sumter Historic Preservation Color Palette, and the color scheme is compatible with the design guidelines.

4.12 Signs and Awnings

K. Preserve and Maintain Historic Awnings and Canopies.

L. Preserve and Maintain Historic Awnings and Canopies.

- *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 install horizontal aluminum awnings across the storefront on S. Main St. as well as over the building’s exterior doors on the rear facade. The size of the awnings are appropriate to the building, and the placement location will provide visual interest and functional use to the façade.

At this time, the applicant has not provided signage details, though a general signage location has been identified on the front façade integrated into the recessed storefront. While the applicant has not submitted detailed signage plans for the building, Design Guideline-compatible signage would be appropriate in these locations and could be approved by staff under delegated authority provided that the signage meets the specified criteria regarding size, colors, and style.

5.6 Lighting

A. Retain historic light fixtures and repair them when possible.

B. Choose light fixtures that are compatible with the character of the historic building and the overall district.

- *Select light fixtures that are appropriate to the style and era of the building.*

- *Choose contemporary fixtures in simple designs when an appropriate traditional fixture cannot be found.*
- *Limit exterior lighting to that necessary for convenience and safety.*
- *Choose fixtures that are of an appropriate scale for the building.*
- *Locate new fixtures and wiring in an unobtrusive manner that does not obscure or damage historic materials or features.*
- *For residential buildings, mount new light fixtures to the porch ceiling or adjacent to the primary entrance. Consider small footlights for walkways and driveways.*
- *For commercial properties, conceal the light source by using recessed ceiling fixtures, angled fixtures, or shaded fixtures to prevent glare.*
- *Use light of an appropriate color quality that preserves the natural colors of objects and features.*
- *Locate higher intensity security lighting on rear or secondary elevations that are not visible from the street.*

Staff Analysis:

The applicant is proposing to add decorative wall sconce lighting fixtures on the front and rear facades. The inclusion of these fixtures is compatible with the Design Guidelines.

5.8 Mechanical and Utilities Screening

A. Place site appurtenances in discreet locations to diminish visual impact.

B. Minimize the visibility of mechanical equipment.

- *Place HVAC condensers at the rear of the building or on secondary elevations that are not visible from the public right of way.*
- *Screen visible mechanical equipment located at grade with wood or brick fencing, lattice panels, or landscaping.*
- *Do not place mechanical equipment on roofs of residential buildings.*
- *Install window air conditioning units on the rear elevation or side elevations that are not visible from the public right-of-way.*

Staff Analysis:

The applicant is proposing to relocate the existing ground-level HVAC utilities at the rear of the building to a new location on the roof of the building. Moving the utilities to the roof is compatible with the Design Guidelines.

VII. STAFF RECOMMENDATION

Staff recommends **approval** of this request.

The proposed changes are consistent with the City of Sumter Historic Preservation Design Review Guidelines and are compatible with the existing building design.

VIII. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-26-11 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.

- 2) I move that the City of Sumter Design Review Board **deny** HP-26-11
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

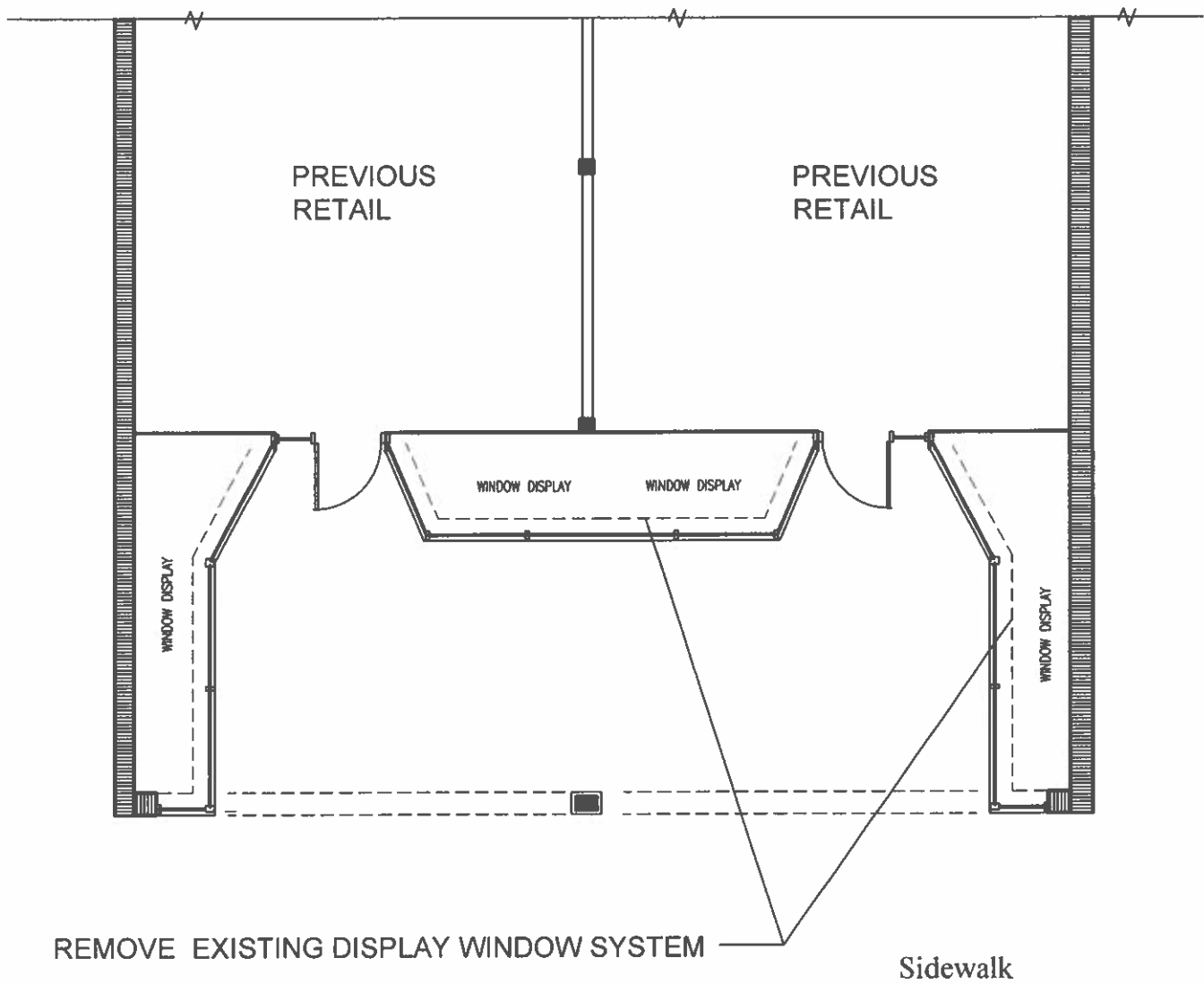
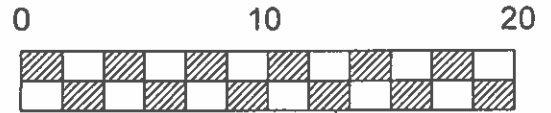
IX. DESIGN REVIEW BOARD – SEPTEMBER 24, 2026

Renovations to:
26 & 28 S. Main Street

RS Bell
ARCHITECTS
LLC

August 28, 2026

Cut Rate Rentals, LLC



S. Main Street

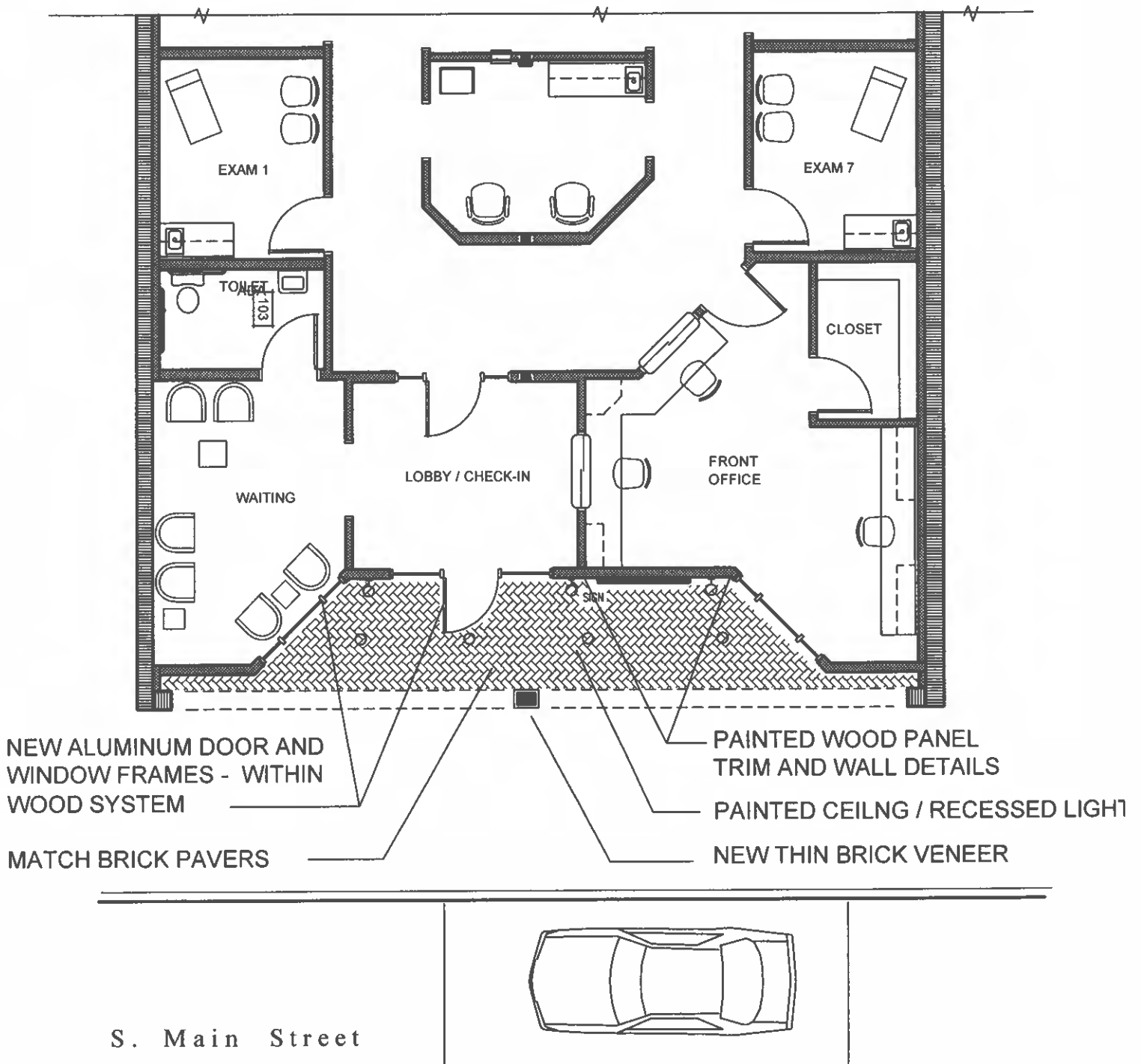
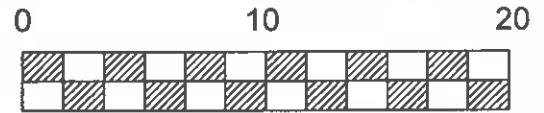
Existing Floor Plan

Renovations to:
26 & 28 S. Main Street

RS Bell
ARCHITECTS
LLC

August 28, 2026

Cut Rate Rentals, LLC



NEW ALUMINUM DOOR AND
WINDOW FRAMES - WITHIN
WOOD SYSTEM

MATCH BRICK PAVERS

PAINTED WOOD PANEL
TRIM AND WALL DETAILS

PAINTED CEILING / RECESSED LIGHT

NEW THIN BRICK VENEER

S. Main Street

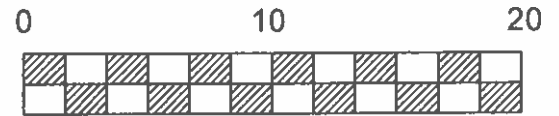
Proposed Floor Plan

Renovations to:
26 & 28 S. Main Street

RS Bell
ARCHITECTS
LLC

August 28, 2026

Cut Rate Rentals, LLC



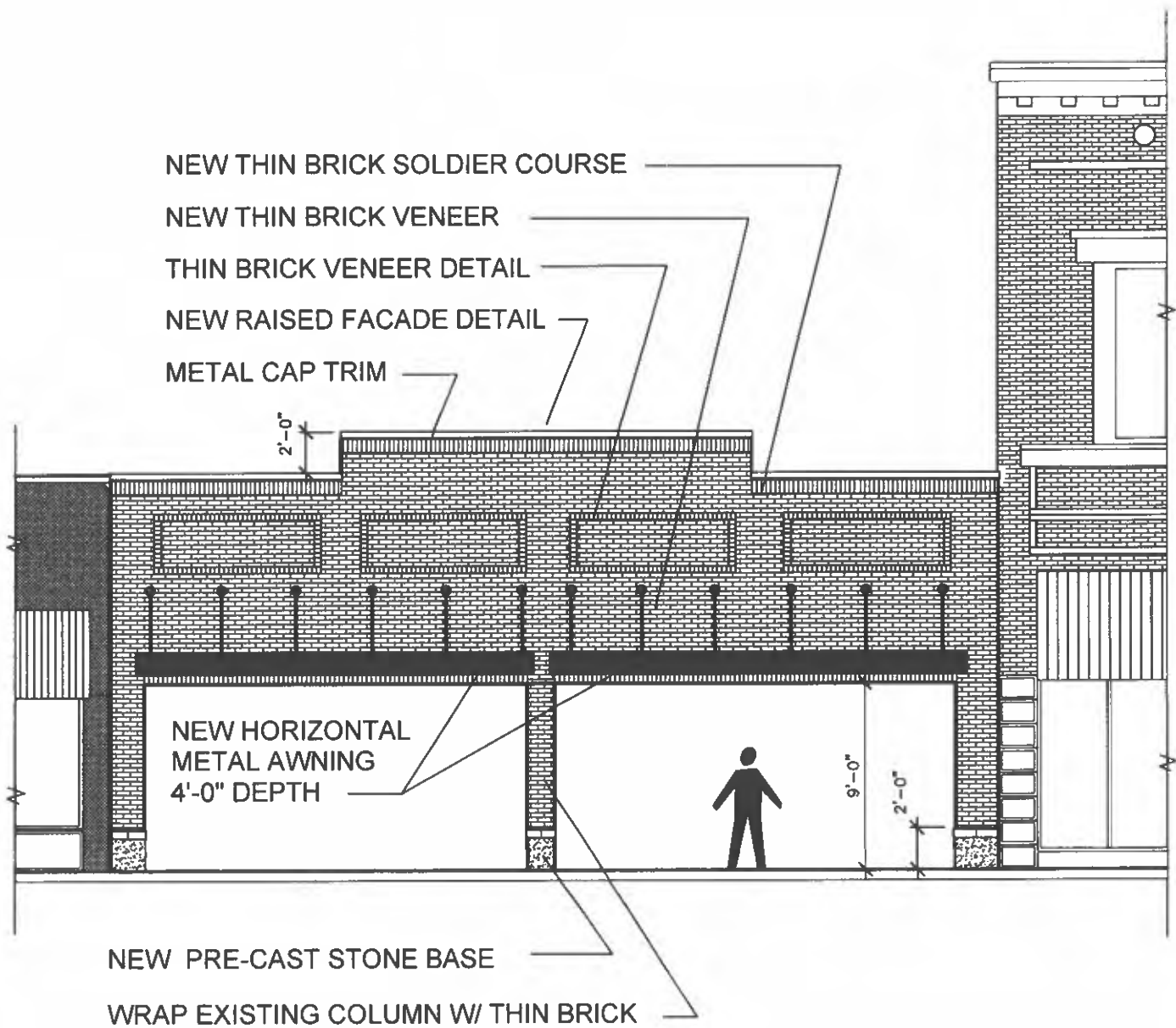
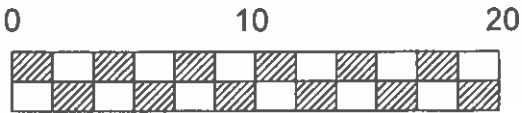
Existing Front Facade

Renovations to:
26 & 28 S. Main Street



August 28, 2026

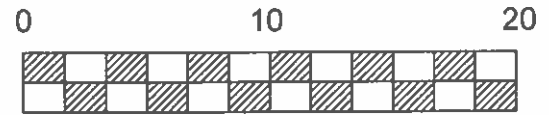
Cut Rate Rentals, LLC



Renovations to:
26 & 28 S. Main Street

August 28, 2026

Cut Rate Rentals, LLC

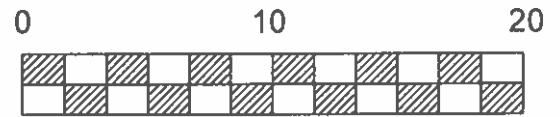


Renovations to:
26 & 28 S. Main Street



August 28, 2026

Cut Rate Rentals, LLC



REPAINT EXISTING BRICK VENEER

REMOVE EXISTING WOOD AWNINGS

REMOVE / REPLACE DOWNSPOUTS

HVAC TO BE RELOCATED
TO ROOF

REMOVE / REPLACE
EXISTING BACK DOORS

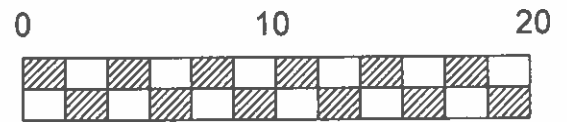
Existing Rear Facade

Renovations to:
26 & 28 S. Main Street



August 28, 2026

Cut Rate Rentals, LLC



NEW HORIZONTAL
METAL AWNING
4'-0" DEPTH

REPAINT EXISTING BRICK VENEER

NEW METAL DOWNSPOUTS

NEW PAINTED METAL DOORS

NEW LIGHT FIXTURES

Proposed Rear Facade

Renovations to:
26 & 28 S. Main Street

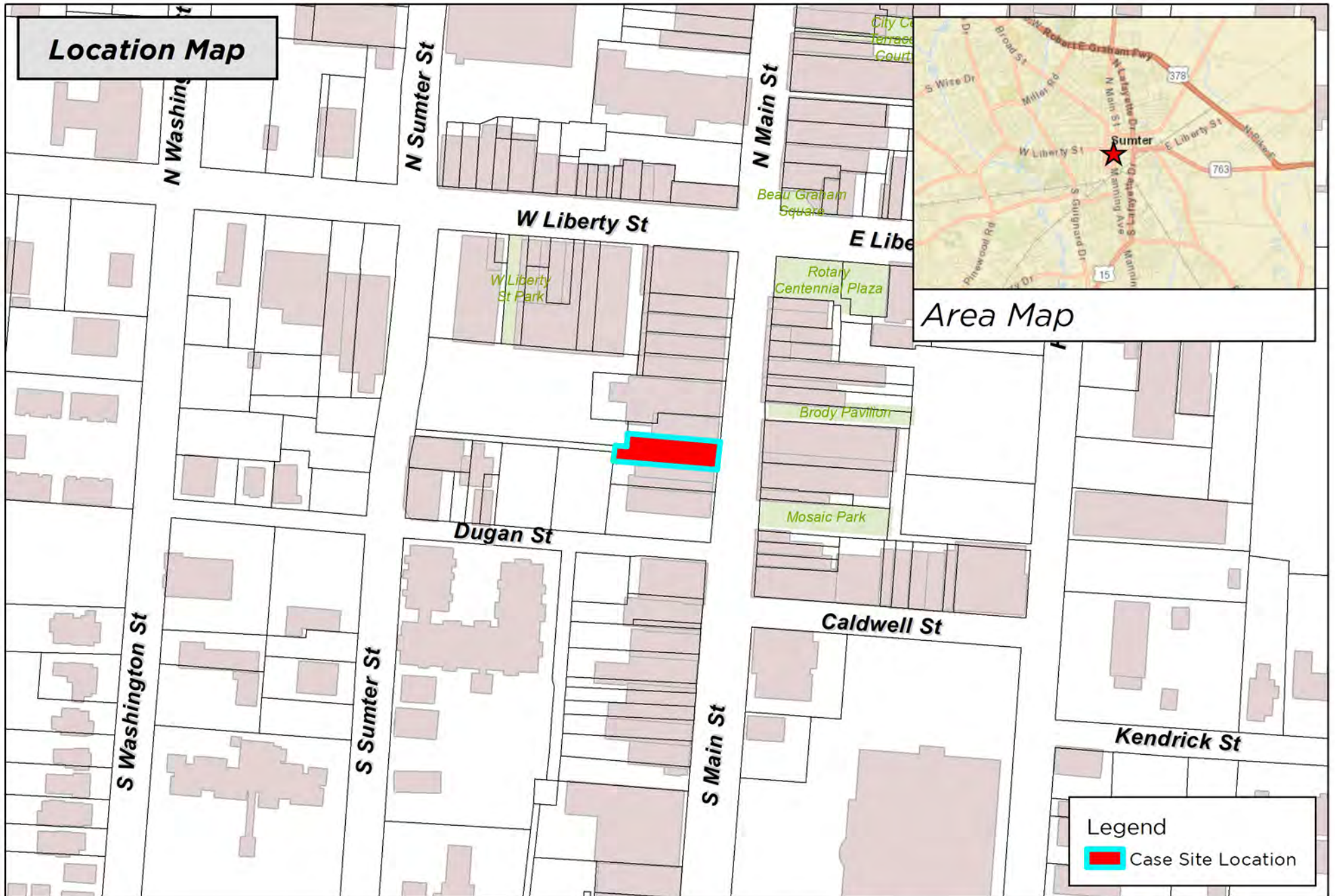


August 28, 2026

Cut Rate Rentals, LLC

THIN BRICK	CAROLINA CERAMICS "DOGWOOD VELOUR"
BRICK MORTAR COLOR	HOLCIM - "FROSTY"
PRE-CAST STONE BASE	RUSSELL CAST STONE - "GRAY LIMESTONE"
HORIZONTAL ALUMINUM AWNING	DARK BRONZE
ALUMINUM ENTRY DOORS / WINDOWS	CLEAR ANNODIZED ALUMN.
METAL CAP FLASHING	DARK BRONZE
FRONT ENTRY WOOD TRIM	SHER. WILLIAMS - SW 3832 "COLONIAL REVIVAL GRAY"
FRONT ENTRY WOOD CEILING	SHER. WILLIAMS - SW 2863 "POWDER BLUE"
PAINTED BRICK AT REAR FACADE	SHER. WILLIAMS - SW 2863 "POWDER BLUE"
PAINTED METAL DOORS AT REAR FACADE	SHER. WILLIAMS - SW 2819 "DOWNING SLATE"
REAR METAL DOWNSPOUTS	DARK BRONZE

Location Map



Area Map



Legend

 Case Site Location

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0 100 200 Feet
1 inch = 200 feet



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HP-26-11
26 & 28 S Main St, Sumter, SC 29150
Tax Map # 228-13-07-066 & 072