



January 27, 2011

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# 21 N. Main Street

*Sumter Opera House*

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City of Sumter Historic Preservation  
Design Review  
Case #HP-11-01

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# Historic Preservation Design Review

Thursday, January 27, 2011

## 21 N. Main Street

*Sumter Opera House*

### Background

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<b>Applicant:</b>	Ray Reich for the City of Sumter
<b>Status of the Applicant:</b>	Property Owner Agent
<b>Request:</b>	Design review for a proposed glass sign for the Opera House in the Downtown Historic District
<b>Location:</b>	21 N. Main St.
<b>Present Use/Zoning:</b>	Commercial/CBD (Central Business District)
<b>Tax Map Reference:</b>	228-12-05-009
<b>Adjacent Property Land Use and Zoning:</b>	North – Commercial/CBD South – Commercial/CBD East – Commercial/CBD West – Commercial/CBD

### The Request

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The applicant proposes to install a sign at 21 N. Main Street in order to display upcoming events, playbills, and featured attractions that will appear at the Sumter Opera House. The free-standing sign is proposed to be placed in front of the Opera House entrance on N. Main Street.

Design review and approval is required before the proposed sign may be permitted.

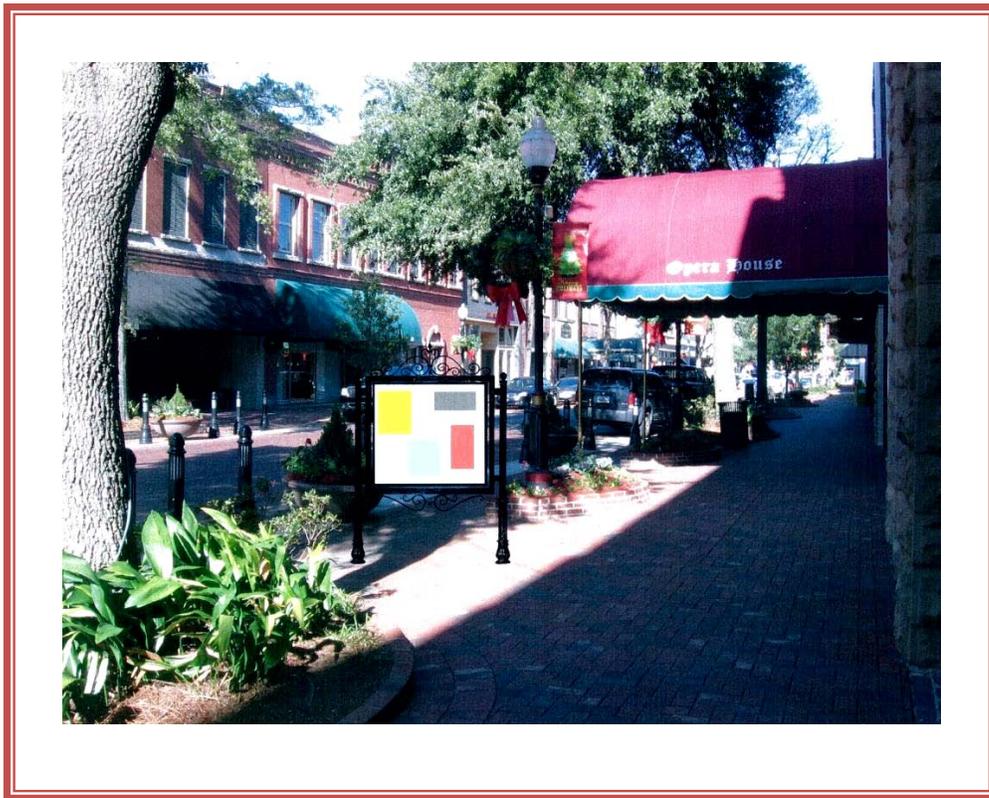
#### Historic Context

The Sumter Opera House at 21 N. Main St. is located within the Sumter Downtown National Register Historic District and is included in the Downtown Historic Preservation Design Review District. All requests for exterior changes must be reviewed by the Board prior to issuance of a Certificate of Appropriateness.

Based on records available from the South Carolina State Archives, 21 N. Main St. is a significant contributing structure in the Downtown National Register Historic District. Built in 1893, this building serves as a visual focal point for downtown Sumter. The Opera House is not only important because of its visual dominance within the district, but because it is an excellent and rare example of the Richardsonian Romanesque style of architecture.

### Proposed Installation

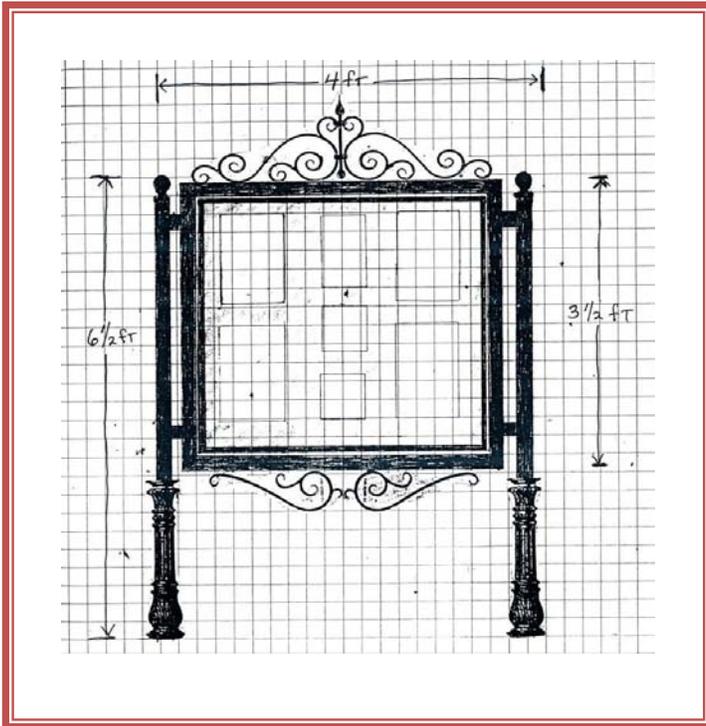
The photo rendering below shows the location and design of the proposed new free-standing sign, which is to be placed in front of the Main entrance to the Opera House on N. Main Street.



### ***Specifications:***

#### Sign Posts and Framing

- 6'6" tall posts of 3" OD metal pipe in black finish, with decorative cast iron collars that coordinate with the bollards and lamp posts presently in use on Main Street
- Round ball finials at top of each post
- Center point of scrolled forging at top of sign face is approximately 7' tall



- Sign face of durable, break-resistant glass to accommodate multiple changeable inserts is 4' wide by 3'6" tall
- Designed to be viewed from both sides

The applicant states that these dimensions may be adjusted if necessary to suit the Board's requirements.

The ***Design Review Guidelines Manual*** states:

***#4) SIDEWALK AND STREET IMPROVEMENTS SHOULD RESPECT DOWNTOWN CHARACTER***

***Recommended***

- Streetscape improvements should be in keeping with the traditional character of downtown.*

- Streetscape improvements should be selected for their simplicity and durability.*

The proposed sign design and construction is adapted from architectural elements present in lampposts, bollards, and other street features present in the downtown. The metal construction is simple, durable, and low-maintenance. It is sited away from vehicular areas and will be protected by street bollards. It will be securely bolted and anchored to the brick sidewalk to deter vandalism and theft.

***#18) TRADITIONAL SIGN MATERIALS SHOULD BE USED***

***Recommended***

- The use of finished wood, brass letters, carved wood, gold leaf, or glass for signs is appropriate.*
- Sign brackets should be of wood or pre-painted or finished metal.*
- Signs should be mounted to minimize damage to historic materials. Mounting bolts on masonry building should be applied to go through mortar joints rather than the face of the masonry.*

The sign will be constructed of durable glass with black-finished metal posts and framing, in accordance with these recommendations.

## STAFF RECOMMENDATION

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The proposed project meets the general requirements for signs set forth in the design review guidelines. Therefore, staff recommends approval.

## DRAFT MOTIONS

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I move that the Sumter Historic Preservation Design Review Committee approve HP-11-01, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report, and with the recommended conditions.

I move that the Sumter Historic Preservation Design Review Committee deny HP-11-01.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

## HISTORIC PRESERVATION - JANUARY 27, 2011

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The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, January 27, 2011, voted to approve this request in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report, and with the recommended conditions.