

Historic Preservation Design Review

March 24, 2011

HP-11-06, 40 N. Main St. (City)

I. THE REQUEST

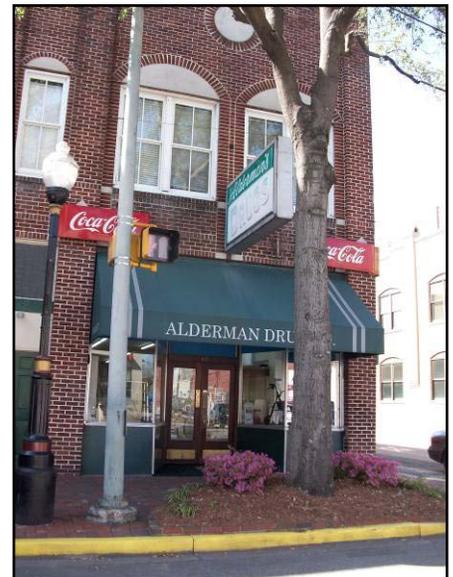
Applicant:	Chris Alderman
Status of the Applicant:	Property owner
Request:	Design Review for proposed exterior renovations
Location:	40 N. Main St.
Present Use/Zoning:	Commercial/CBD (Central Business District)
Tax Map Reference:	228-12-04-035
Adjacent Property Land Use and Zoning:	North – W Hampton St./ CBD South – Commercial/CBD East – N Main/ CBD West – Commercial/CBD

II. BACKGROUND

The applicant is requesting design review approval for exterior renovations to the rear window façades of a commercial building on the corner of N. Main St. and W. Hampton Street. The applicant intends to add shutters in place of the existing plywood over the windows at the rear of the building. The shutters will be painted Historic Charleston Green.

Architectural/ Historic Context

40 N Main St. was constructed circa 1939 after a fire destroyed the building in 1938. It is considered 20th Century Revival style architecture. Based on available records from the South Carolina Department of Archives and History and the Sumter City-County Planning Department, the structure under review is within the Historic Downtown and is also part of the National Register Historic District. The building presently is occupied by Alderman's Drugstore (formerly McElveen's Drugstore).



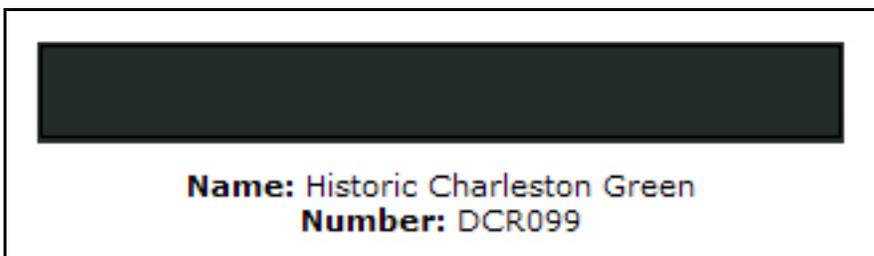
Scope of Proposed Work:



The windows on the rear façade of the building are currently covered with deteriorating plywood. The applicant proposes to replace the plywood with shutters that will look very similar to the shutters covering the rear windows of the building at 100 N. Main St. that is also in the District (on the other side of W. Hampton – see photo below).



The color to be used is Historic Charleston Green (see paint sample below).



#15) HISTORIC COLORS AND TEXTURES SHOULD BE MAINTAINED

Normally Required

- a. Masonry walls that have not been previously painted should not be painted unless there are significant contrasts in the brick and mortar.

- b. Stucco or drivit surfaces to downtown buildings should not be added.

Recommended

- c. Colors should be selected to compliment the dominant existing colors of dark red and similar hues.

III. STAFF RECOMMENDATION

Staff recommends approval of this request. The proposed project generally meets the requirements set forth in the design review guidelines and the color Historic Charleston Green is on the palette of colors historically in use by property owners in the Downtown Historic District, and has been previously approved for other buildings by the Board in that District. Built-in decorative shutters of this traditional style are a commonly accepted method of covering unused windows in Sumter's historic downtown and are more appropriate than the existing plywood coverings.

IV. DRAFT MOTION

I move that the Sumter Historic Preservation Design Review Committee approve HP-11-06, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.

I move that the Sumter Historic Preservation Design Review Committee deny HP-11-06.

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

V. HISTORIC PRESERVATION DESIGN REVIEW – MARCH 24, 2011

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, March 24, 2011, voted to approve this request in accordance with the materials, photographs, and details submitted and referenced in the Staff Report.