

# Historic Preservation Design Review

April 28, 2011

HP-11-13, 7 S. Main St. (5) / John B. Jackson (City)

## I. THE REQUEST

**Applicant:** John B. Jackson

**Status of the Applicant:** Owner

**Request:** Design Review of awnings for the front and rear of the building

**Location:** 5 - 11 S. Main St. Pierson Building

**Present Use/Zoning:** Commercial/CBD

**Tax Map Reference:** 228-13-07-039

**Adjacent Property Land Use and Zoning:** North – Rotary Park  
South – Commercial Retail/CBD  
East – Commercial Parking/CBD  
West – S. Main St.

## II. BACKGROUND

The applicant requests Design Review approval to replace the awnings on the existing storefront at 5-7 ½ S. Main St., and to re-install the existing striped awning on the front of the building to a location at the rear of 7 S. Main St.

The property was the subject of Historic Preservation Design Review approval in 2007 for renovations to the façade, fencing for two outdoor dining areas, and installation of the awnings on the Rotary Park (north) side of the structure.

### *Historical Context*

The 'Pierson Building' dates from at least the 1920s.

The photographs on the next page show the building as it appears today.



***Project Proposal***

The applicant has proposed new black awnings for the front façade at 5 S. Main (Special Teas on Main) that will match those that are installed currently on the north side of the building facing Rotary Centennial Plaza.

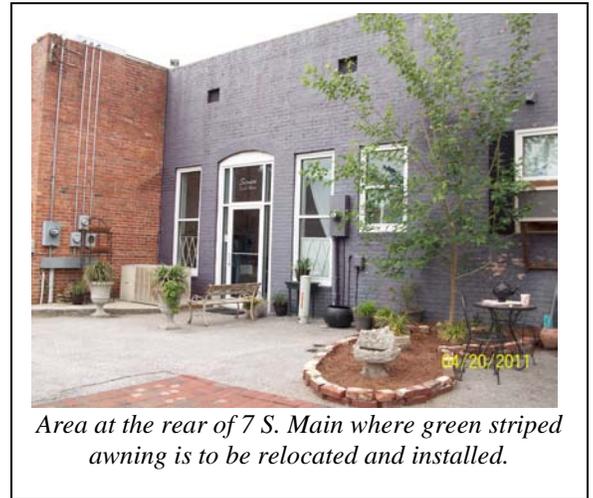
The green striped awnings that are over the storefront façade at 5 S. Main (Special Teas) will be replaced with *Sunbrella Black* canvas shed-style awnings with scalloped edging trimmed in *Sunbrella Parchment* canvas to exactly match those on the north side of the building.



Existing green striped awning at 5 S. Main

That green striped awning that is presently on the façade at Special Teas are to be installed on the rear of the building at 7 S. Main, so that the front and rear awnings on that building will then match.

The green and white striped awning on the front façade at 7 S. Main (La Bella Vita) is to remain, as is the solid green



Area at the rear of 7 S. Main where green striped awning is to be relocated and installed.

circular boutique-style awning over the sidewalk in front of the entrance to the stairway to the second floor offices, and also to remain are the Ruby Red shed-style awnings over the remaining two storefronts.

Design review approval is required prior to installing the awnings on the front of 5 S. Main and to the rear of 7 S. Main.

The *Design Review Guidelines Manual* states:



**#12) AWNINGS OR CANOPIES ARE APPROPRIATE FOR STOREFRONTS**

**Normally Required**

- a. Original canopies or awnings of wood and metal construction should be retained and preserved.
- b. Metal awnings in the downtown area should not be installed.

**Recommended**

- c. The installation of retractable canvas awnings at appropriate storefront locations is recommended.
- d. Canvas, vinyl-coated canvas, and acrylic are the most appropriate awning materials for pre-1940 commercial buildings.
- e. Awnings should cover only the storefront

display windows or transom. Upper facade details should not be obscured.

- f. For existing metal awnings the application of a canvas overlay is encouraged.
- g. The most appropriate awning designs for pre-1940 dwellings are standard or shed awnings. Also acceptable are circular or accordion designs. Box or casement awnings are more nontraditional and less desirable, however, these may be installed if requested. Valences should be in keeping with traditional patterns such as scalloped, wave, or sawtooth designs.

**#15) HISTORIC COLORS AND TEXTURES SHOULD BE MAINTAINED**

**Recommended**

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

*The downtown area of Sumter contains a variety of colors in elements such as upper facades, storefronts, signs, and awnings. The introduction and use of colors shall not be restricted but it is encouraged that colors complement each building and its neighbors. The overall dominant colors in the downtown area are variations of red, brown, and grey reflected by the widespread use of brick, stone, and concrete building materials.*

**III. STAFF RECOMMENDATION**

The proposed new black awning and the relocation of the green striped awning are of the recommended style and they match the existing colors in use on the building and in the downtown; therefore the proposal meets the design review guidelines. Staff recommends approval.

**IV. DRAFT MOTIONS**

I move that the Sumter Historic Preservation Design Review Committee approve HP-11-13, 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-11-13.

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

**V. HISTORIC PRESERVATION DESIGN REVIEW – APRIL 28, 2011**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, April 28, 2011, approved this request in accordance with the materials, photographs and construction details submitted and referenced in the Staff Report.