

# Historic Preservation Design Review

March 27, 2014

## HP-14-03, 41 W. Liberty St. (City)

### I. THE REQUEST

**Applicant:** Robert A. Christmas

**Status of the Applicant:** Contractor

**Request:** Design review approval for proposed façade restoration/renovations to include: new windows, doors; and repainting to match prior and return to original design.

**Location:** 41 W. Liberty St.

**Present Use/Zoning:** Vacant /CBD

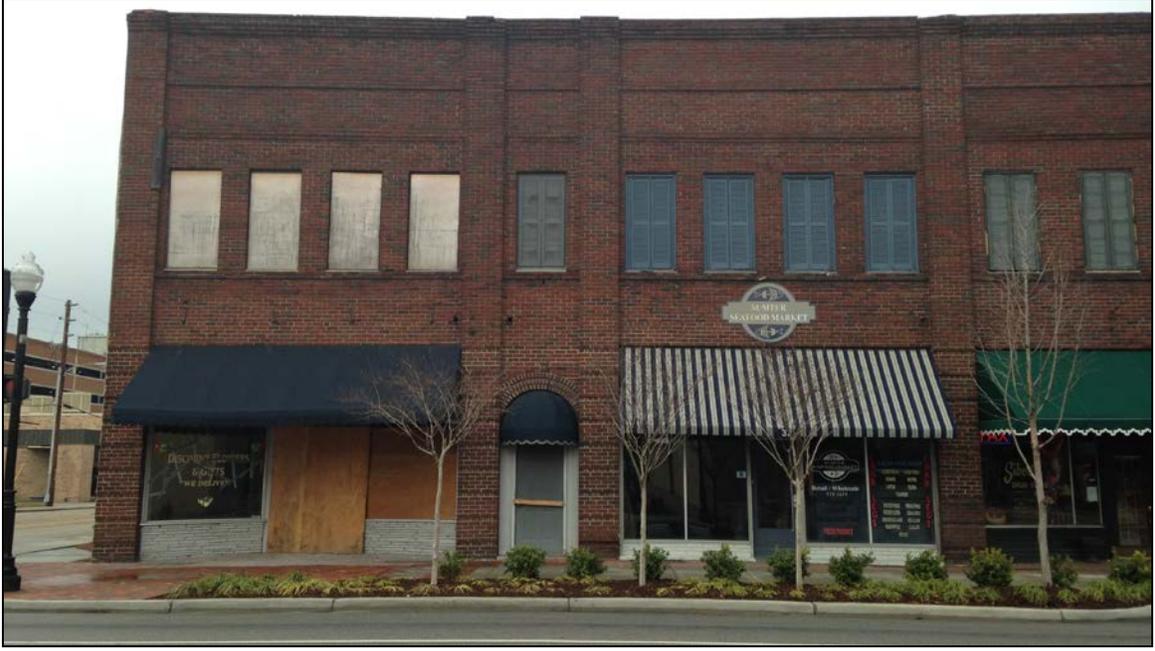
**Tax Map Reference:** 228-12-04-052

**Adjacent Property Land Use and Zoning:** North – Seafood Market /CBD  
South – Sumter St. /CBD  
East – W. Liberty St. /CBD  
West – Parking Area / CBD

### II. BACKGROUND

The applicant is requesting a Certificate of Appropriateness for façade renovations/repairs for the structure located at 41 W. Liberty St.

The building is located on the north side of Liberty St. between Sumter St. and the seafood market. A fire in 2013 destroyed the interior of this building. The photographs below show the existing façade.





*Architectural & Historical Significance:*

Based on the 1985 Main Street Sumter Survey, 41 W. Liberty St. is a 20<sup>th</sup> century revival style store building with a rectangular plan, 2 stories with 4 primary vertical bays, each containing a separate business. A single door between 2 of the bays leads to the upstairs space. On the ground floor, each bay contains glass storefronts and entrance doors, and 2 of the bays have flat awnings. Based on the 1985



This structure is located inside the designated National Register District boundary. It is deemed to be a contributing structure within the District. It is historically significant because of its age (c. 1913). Based upon detailing revealed during the façade evaluation, this structure also appears to be contributing due to its architectural detailing.

*The Proposal:*

The scope of work submitted by the contractor is as follows:

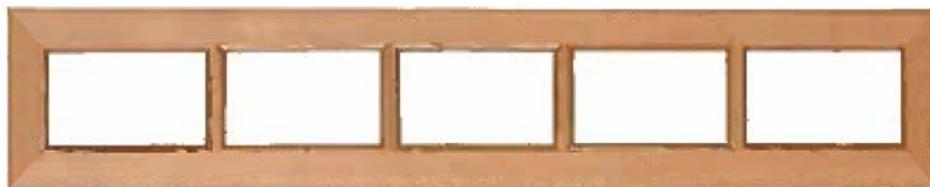
1. Replace the front door with #6627 Pine IG from Dealers Supply and Lumber Co. to be installed as double doors:



**6627 PINE IG**

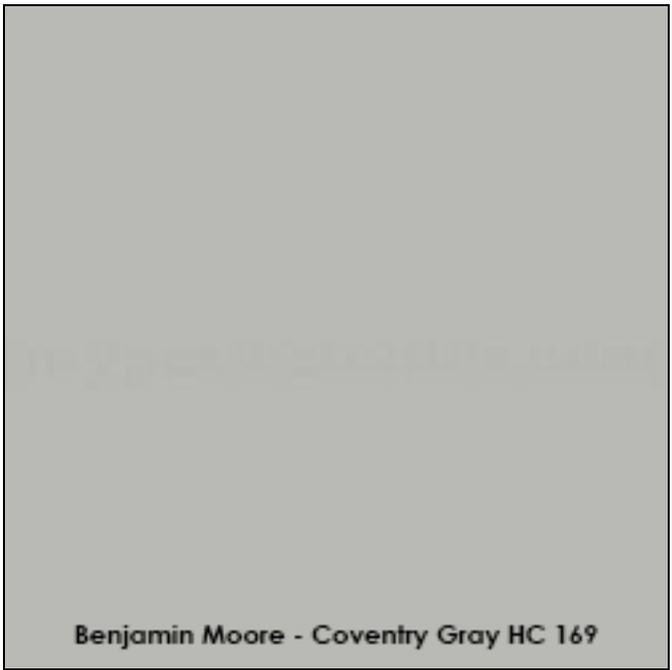
(Note: the applicant has requested approval to use snap-in plastic sashes in the transoms and doors, but did not include a photo of the product. The photos included in this report are what the applicant initially proposed for use, and staff recommends the use of the higher quality wooden sash doors and transom.)

2. Add a transom above the double doors (#6705 Transom) from Dealers Supply and Lumber Co.:



**6705 Transom**

3. Stain doors to match Sibert's Drugstore: (note: trim around windows will match existing, closest color match is Benjamin Moore's 'Coventry Gray' HC169 )



4. Repaint the door to match the wood color of Sibert's Drugstore 'Golden Oak' stain color. (See above)
5. Replace windows with new plate glass, wooden trim around windows will also be 'Coventry Gray'.
6. Repaint the rear of the building to match existing color. Closest color chip is Benjamin Moore 'Baby Turtle' 2B 515. (Note: Air conditioning unit is to be mounted on rear wall of building, typical with adjacent businesses.)



7. Same wooden door to be placed in rear, and stained same as front.
8. Shutters replaced and painted to match existing.
9. Blue fabric awning placed on rear of building to match awning in front.
10. Lighting to be added underneath awning, will not be visible.

Design review is required prior to undertaking the proposed façade restoration.

The *Design Review Guidelines Manual* states:

**#8) RETAIN ORIGINAL DISPLAY WINDOWS AND DETAILING**

**Normally Required**

- a. Original display windows should be retained and preserved.
- b. Display window openings should not be enclosed or obscured with added materials.
- c. Display windows should remain clear and not be tinted – New display windows should match original dimensions in size and scale.

**#11) RETAIN AND PRESERVE TRANSOMS**

**Normally Required**

- a. Original transoms should be preserved and maintained.
  - b. Transoms should not be enclosed or obscured with new materials.
  - c. Historic transom materials such as prism glass or leaded glass should be preserved and maintained.
- The style of the original windows, doors and transoms is unknown, however the replacement style chosen is in keeping with the look of the downtown and meets the design criteria. The windows to be replaced are aluminum and are not original to the building.

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

- The colors chosen are compatible with the district and will enhance the architecture of the building.

### **III. STAFF RECOMMENDATION**

Staff has reviewed this request in accordance with the design guidelines. The proposed restoration and repair work will restore the appearance of this contributing structure. Staff recommends approval of this request.

### **IV. DRAFT MOTIONS**

I move that the Sumter Historic Preservation Design Review Committee approve HP-14-03, in accordance with the submitted scope of work.

I move that the Sumter Historic Preservation Design Review Committee deny HP-14-03.

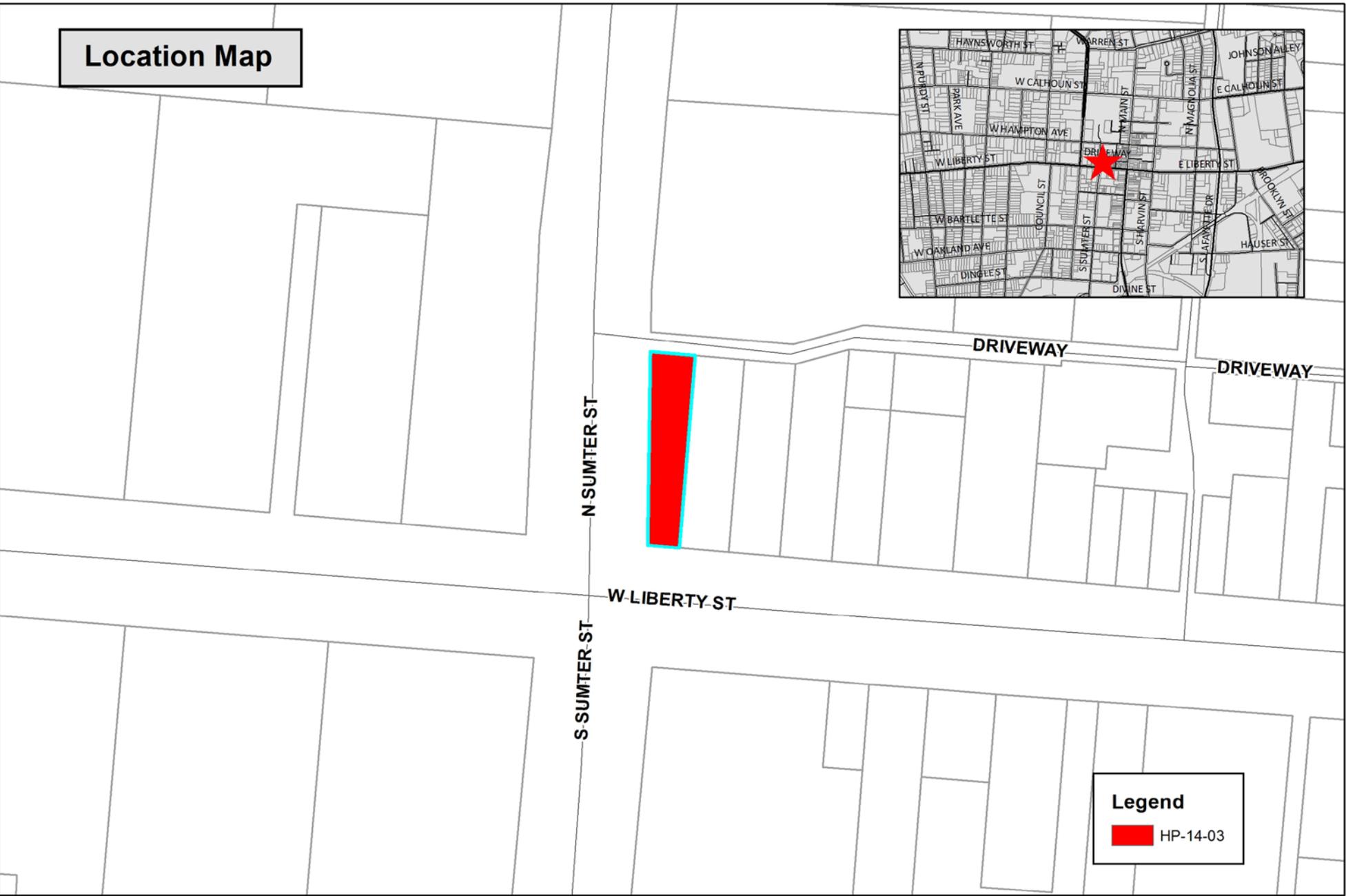
I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

### **V. HISTORIC PRESERVATION DESIGN REVIEW – MARCH 27, 2014**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, March 27, 2014, voted to approve the following items for this request in accordance to the scope of work submitted and *The Design Review Guidelines* #'s 8, 11 and 15:

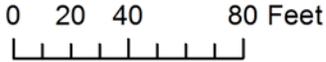
1. Replace the front door with #6627 Pine IG from Dealers Supply and Lumber Co. to be installed as double doors with snap-in wooden mullions on inside of doors;
2. Install a transom above the double doors (#6705 Transom) from Dealers Supply and Lumber Co.;
3. Repaint the doors 'Golden Oak' stain;
4. Replace windows with new plate glass, wooden trim around windows to be painted 'Coventry Gray' HC169 ;
5. Repaint the rear of the building to match existing color – Benjamin Moore 'Baby Turtle' 2B 515;
6. Same wooden door to be placed in rear, and stained same as front;
7. Shutters replaced and painted to match existing;
8. Blue fabric awning placed on rear of building to match awning in front.
9. Lighting to be added underneath awning, will not be visible.

# Location Map



**Legend**  
 HP-14-03

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Geographic Information Systems (GIS)  
March 6, 2014

**HP-14-03**  
41 W. Liberty Street, Sumter, SC  
Tax Map #228-12-04-052