

Historic Preservation Design Review

August 28, 2014

HP-14-16, 13 N. Main St. – Naomi & Warner’s (City)

I. THE REQUEST

Applicant: Julie M. Herlong

Status of the Applicant: Business Owner

Request: Historic Preservation Design Review approval to alter the rear façade of 13 N. Main St. in order to open a retail establishment.

Location: 13 N. Main St.

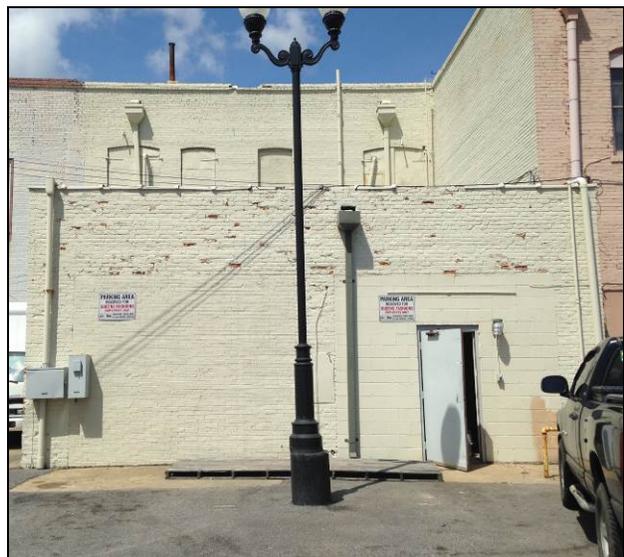
Present Use/Zoning: Vacant/CBD

Tax Map Reference: 2281205011

Adjacent Property Land Use and Zoning: North – Retail /CBD
South – Retail/CBD
East – N. Main St. /CBD
West – Parking /CBD

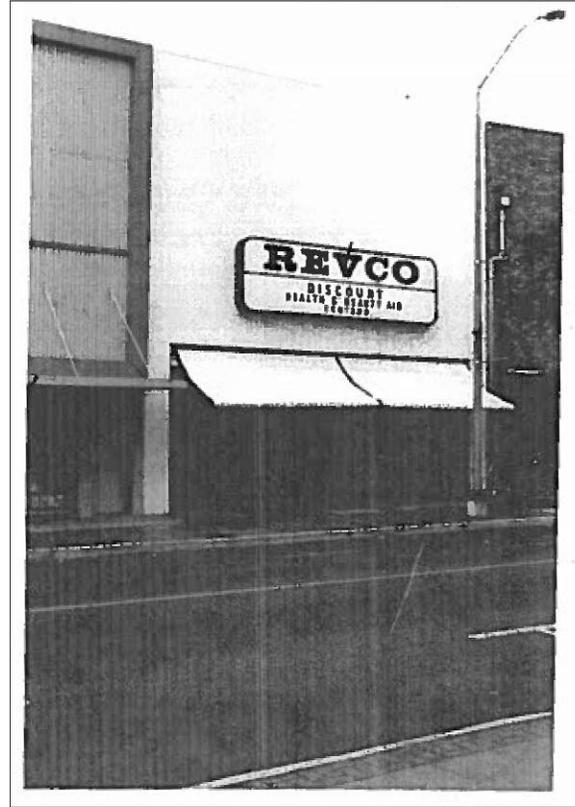
II. BACKGROUND

The applicant is requesting design review approval to redesign the rear façade of the building at 13 N. Main St.



Historic Context

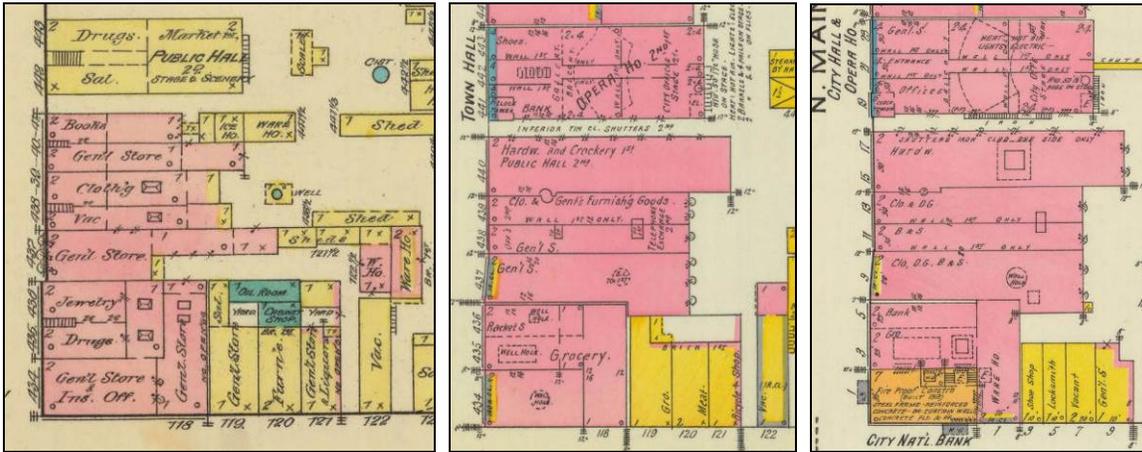
13 N. Main St. is described as an “L-shaped plan consisting of 2 floors with addition of 1 floor inside the “L”, making the existing floor plan rectangular in nature. Divided vertically into 2 nearly equal but separate façades on Main St.” The 1985 Historic Resources Survey states that the building was constructed in 1887. No historical style is listed because the original façades were covered in 1985.



Above: façades of 15(left) and 13 (right) N. Main St. in 1985. The 1985 survey states that these two addresses were one building. However, the more modern façades are now gone and the fenestration and other architectural details of the two addresses are markedly different, indicating that they are probably separate buildings constructed at different times (see **Below**).



Below: Sanborn maps from 1884, 1899, and 1915 (left to right) indicate that the building has been there since at least 1899. The exact age of the building is unknown.



Proposal & Scope of Work:



The applicant has submitted drawings, prepared by RS Bell Architects, detailing the proposed changes to the exterior. These drawings are shown on the following pages:

Left: Existing rear façade of 13 N. Main St.

Below: A sketch done by RS Bell Architects showing the concept for the rear façade of the building.

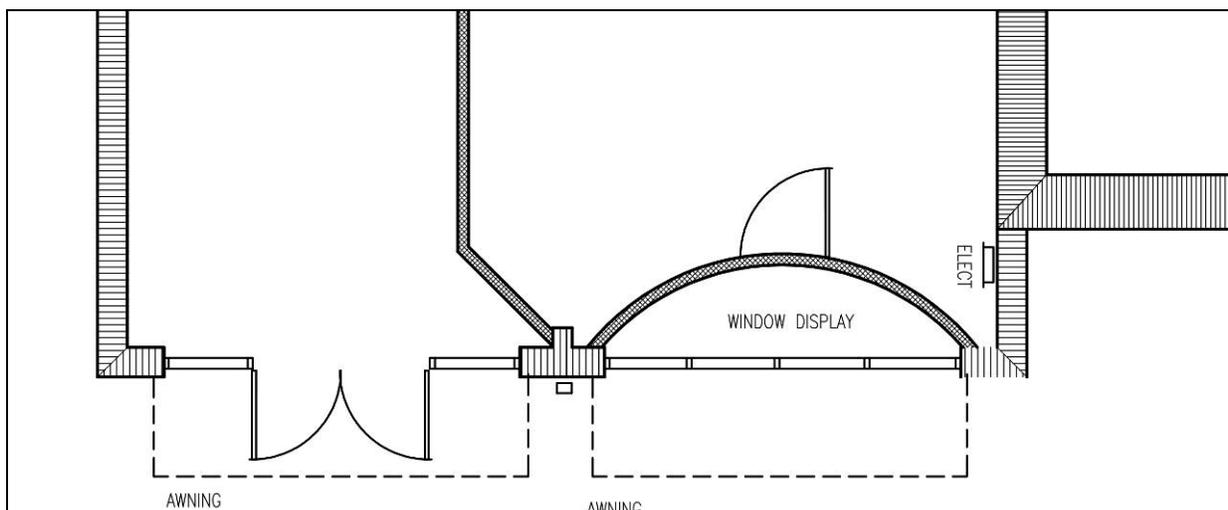
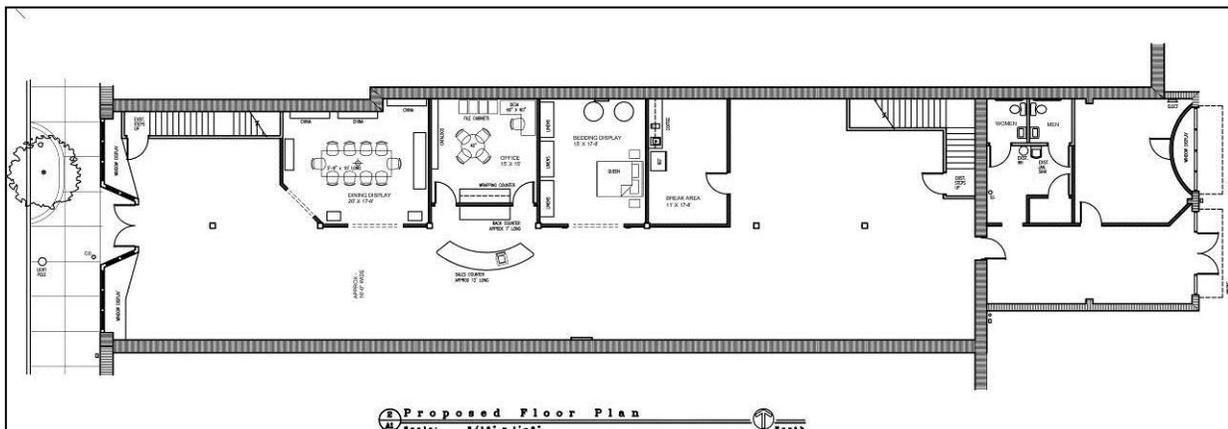


The scope of work includes:

- False shutters on the second story as shown, to be painted black.
- Paint on façade wall to match existing: color chip appears closest to SW 6406 Ionic Ivory (see color chips below).
- Sign to be approved at a later date.
- Awnings to be black and white stripe.
- New display window and double door to match plan shown on following page. Sample of material for aluminum storefront system shown below, with paint samples.
- Proposed trim on windows and doors is SW 7018 Dovetail Grey.



Below: Floor plan and close-up of rear façade plan for proposal, by RS Bell Architects



Design review is required prior to undertaking the proposed additions and changes.

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.

The retention of existing awnings and introduction of new awnings into the downtown area is encouraged.

- This is an awning for the rear of the building. However, it will add interest and make the rear façade attractive and is therefore compatible with the district.

#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. Paint colors on storefronts, trim, and upper facade openings should relate to the overall color of the building as should added elements such as signs and awnings. In many cases, this will be colors which complement or harmonize with the overall brick or stone colors found on upper façades. The use of contrasting colors to highlight architectural details on storefronts and upper facades is encouraged. The use of intense or vivid hues should not be introduced into the downtown area which would create disharmony with adjacent buildings. Original masonry exteriors should not be painted.

- The colors chosen for this project are subdued and are in keeping with the character of the district.

#28) NEW CONSTRUCTION SHOULD BE CONTEMPORARY IN DESIGN AND HISTORIC REPRODUCTIONS SHOULD NOT BE BUILT

Normally Required

- a. New construction in the commercial area should be of its period. Historic reproductions should be avoided. Compatibility of new buildings within historic commercial areas poses particular challenges for designers. Historic commercial areas often have similar setbacks, similar storefront and upper facade alignment, and certain rhythms to the streetscape. These built-in parameters assist in defining new construction but they may also result in restricting building design to appear as reproductions of historic buildings as opposed to an appearance of present day construction. Successful new construction in historic commercial areas is clearly of its period but avoids direct imitation of historic designs such as reproducing window lintels or elaborate sheet metal cornices. Direct reproductions may cause observers to confuse the old with the new. No building should be constructed in downtown Sumter which imitates ante-bellum architectural styles. Such buildings would reflect a time period which precedes Sumter's growth and development.

- The proposed windows and doors are to be an aluminum storefront type system with a double door entrance and a display window. These meet the criteria specified above, by being contemporary but understated so as not to compete with the surrounding historic architectural styles.

III. STAFF RECOMMENDATION

Staff has reviewed this request in accordance with the design guidelines. Staff recommends approval of this request.

IV. DRAFT MOTIONS

I move that the Sumter Historic Preservation Design Review Committee approve HP-14-16, in accordance with the materials, photographs, and drawings submitted and referenced in the Staff Report based on compliance with the Design Review Guidelines and Section 1.m.2 of the City of Sumter – Zoning & Development Standards Ordinance.

I move that the Sumter Historic Preservation Design Review Committee deny HP-14-16.

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

V. HISTORIC PRESERVATION DESIGN REVIEW – AUGUST 28, 2014

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, August 28, 2014 voted to approve this request for design review approval to repaint the exterior facade, install windows and a double door entrance at the rear of building to match the front entrance, install false shutters on the second story of the building, and install black and white striped awnings on property located at 13 N. Main St. in accordance with materials, photographs, and drawings submitted based on compliance with criteria #s 12, 15 and 28 of the *Design Review Guidelines* and Section 1.m.2. of the City of Sumter Zoning & Development Standards Ordinance.

