

Historic Preservation Design Review

June 25, 2015

HP-15-11, 34 N. Main St. (City)

I. THE REQUEST

Applicant: Scott Bell, R. S. Bell Architects

Status of the Applicant: Architect for the Property Owner

Request: Façade renovations to include new wood-framed windows, brick pavers, front awnings, new rear doors and wood trellis with metal awning.

Location: 34 N. Main St.

Present Use/Zoning: Vacant Building /CBD

Tax Map Reference: 228-12-04-038

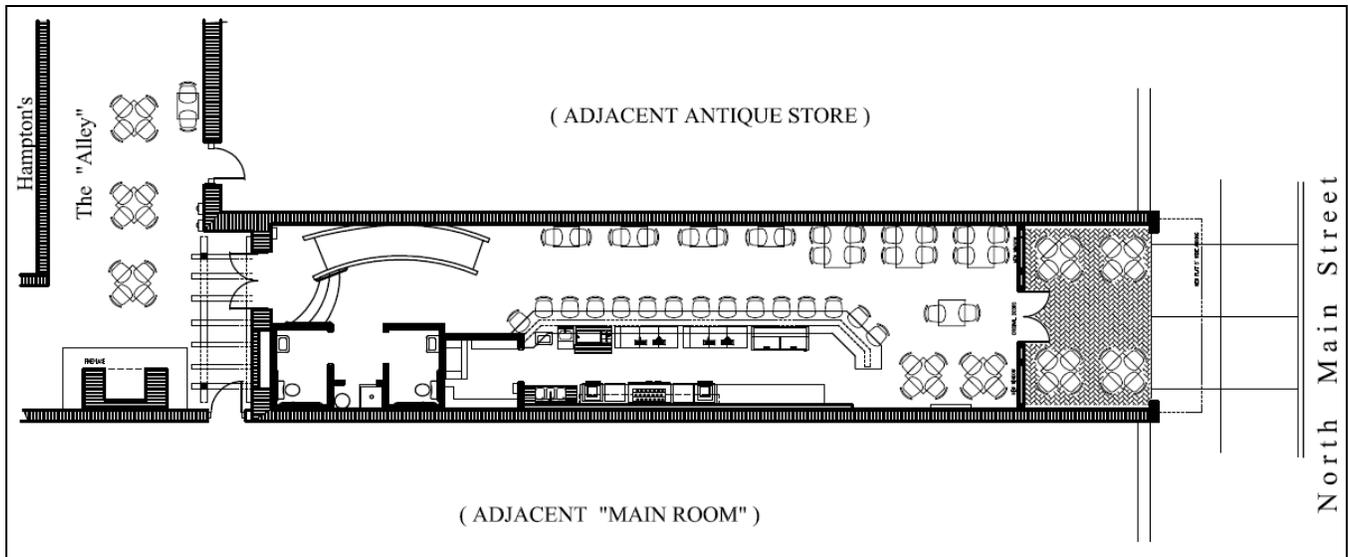
Adjacent Property Land Use and Zoning: North – Vacant Commercial /CBD
South – The Hamptons “Main Room” /CBD
East – N. Main St.
West – The Hamptons “Alley”/CBD

II. BACKGROUND

The applicant is seeking approval to make front façade and rear entrance changes to the building located at 34 N. Main St.

The property is an interior parcel on the West side of N. Main St. in the block between Liberty St. and Hampton St. As shown in the graphic to the right, it is situated between Hamptons, “The Main Room”, “The Alley”, and the former Main Street Antiques. The proposed project will serve as an expansion to the Hamptons more casual outdoor venue known as the Alley. As proposed, the interior of the building is to be renovated for additional seating and will house an additional bar area. The site will be accessible from both N. Main St. and the Alley, and is designed in a manner that would allow it to function independently of the Hamptons Restaurant. The proposed floor layout on the following page shows how this site will tie into the adjacent uses.





Historic Status of the Site

34 N. Main St. is located within the boundaries of the National Register Historic District, however the building was not included in the 1975 National Register District Nomination form. At that time, the building did not meet the 50 year age requirement to be considered historic, and therefore was not eligible for initial listing as a contributing structure. That being said, the building is a contributing structure within the District today due to its age and architectural character. The building was inventoried in both the 1985 and 2007 Historic Resources Survey Reports completed for Sumter. The most complete information on the structure comes from the 1985 Survey Report. 34 N. Main St. sits on the site of Sumter's first clothing store owned by A. J. Solomon, the store burned down and was rebuilt in 1938 as four separate stores that share a common façade. 34 N. Main St., shown in the photograph to the right, has retained much of the 1938 architectural character. Starting from the roofline



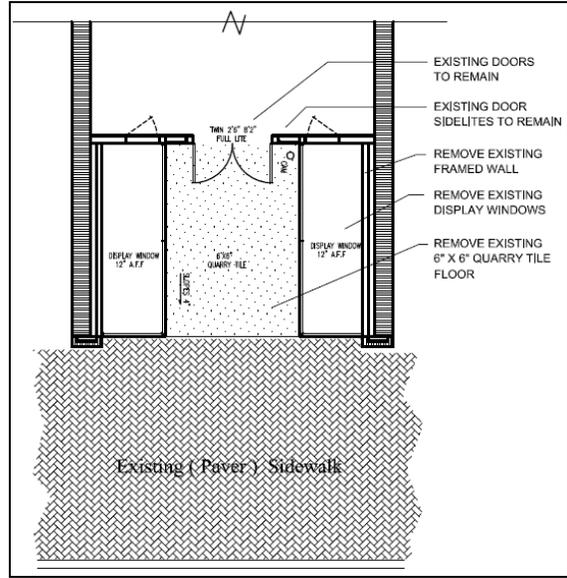
working down, the façade has nesting semi-elliptical brick arches above a brick circle. There are paired windows topped by semi-elliptical arches—the second story windows are replacement windows installed at some point after 1985 and do not retain the original 1/1 sash configuration. In addition, the façade retains a leaded glass clearstory over the recessed storefront entrance—it is likely that this element remains from the original façade as 1985 photographs show the clearstory covered over by signage.

The overall building, which includes the three storefronts to the north, is a rectangular plan, two-stories with four vertical dominant divisions with a fifth smaller division containing a door and stairwell to the upper level. The lower level contains storefronts which in 1985 were deemed to not be original to the

building. The upper level contains four windows in each bay with rounded arches and 1/1 light windows on the facades that have not been modified. The exterior wall material is brick.

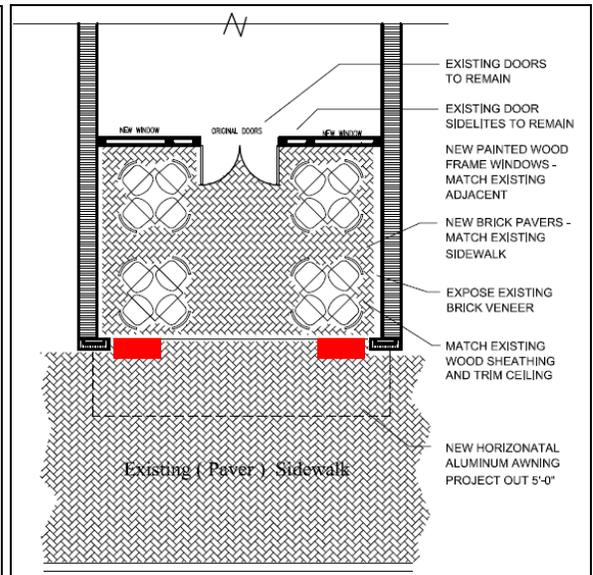
III. PROPOSAL

The applicant submitted drawings titled, "Proposed Renovations to: 34 N. Main St.," prepared by RS Bell Architects, LLC and dated May 28, 2015; which have been attached to this report. Based upon the submitted plans, the following façade changes are proposed:



Front Entrance: The applicant proposes to remove the existing storefront to create covered outdoor dining that is accessible from N. Main St.

- Remove existing storefront display windows and damaged brick bulkheads but retain existing entry door and sidelites;
- Remove 6" x 6" quarry tile floor;
- Remove existing framed walls on the interior walls.



- Add new windows and wooden bulkheads on each side of the retained entry door and sidelites;
- Add new horizontal aluminum awning that projects 5 ft. over the sidewalk (pictured below left);
- Extend brick pavers from the sidewalks into the area underneath the opening.
- Add planters to the front of the outdoor dining area in the locations indicated in red on the previous page to match the adjacent Main Room entry and to help define the edge between the public sidewalk and the outdoor seating area (Pictured below right).

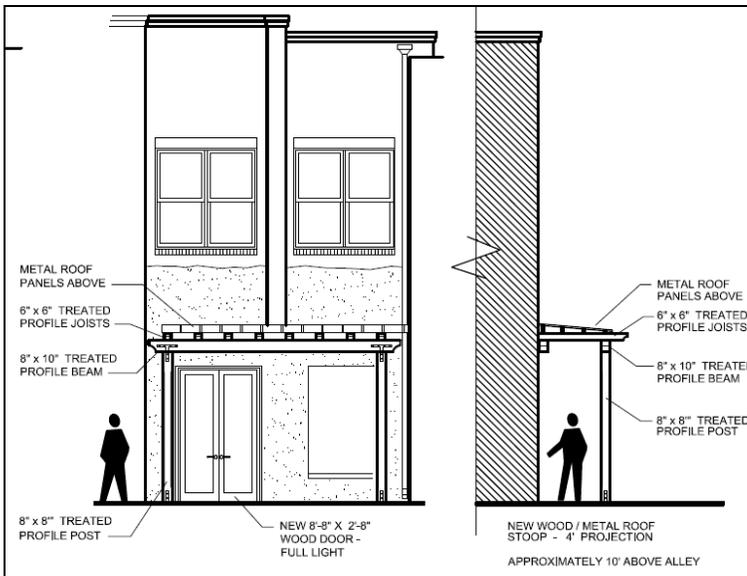


Rear Entrance: Replace the existing green security door that accesses the “Alleyway” with a new door and entrance cover. Existing conditions shown below.



As shown on the following page the proposed rear façade changes are as follows:

- Install new wooded full light double entry door;
- Install trellis/ pergola entrance canopy that is covered by metal roof panels – the pergola will be similar to the one shown in the photograph on the following page.



The *Design Review Guidelines Manual* states:

#6) ORIGINAL STOREFRONT CONFIGURATION SHOULD NOT BE ALTERED

Normally Required

- a. Original storefronts that remain in the downtown area should be preserved and maintained. There should be no removal of original doors, bulkheads, decorative glass or other elements unless their deterioration can be demonstrated.
- b. Original elements that are too deteriorated to retain should be replaced with new elements to match in design and materials.
- c. Storefronts that have decorative tile or glass installed prior to 1940 should be retained.
- d. Buildings that are renovated and have post-1940 storefronts should receive storefronts in keeping with the original architectural character of the building.

- Based upon the 1985 Survey, this storefront is not original to the structure. Additionally, the proposed changes to the building will not remove the leaded glasswork in the transom, which is a defining characteristic of the façade. The proposed changes to the entryway do not relocate the existing recessed doors, and will be executed in a way that would allow for relatively easy conversion on the space back into a retail storefront if one chose to do so in the future.

#7) RETAIN ORIGINAL ENTRANCES

Normally Required

- a. Original doors and transoms over doors shall not be removed and replaced unless extensive deterioration is demonstrated.
- b. Original door openings shall not be enclosed or reduced in size.
- c. Unfinished aluminum doors should not be installed on storefronts. Metal doors with a dark bronze finish or anodized aluminum finish may be appropriate.
- d. Transoms should not be enclosed, covered, or obscured.

e. Original designs and dimensions of recessed entrances should be retained

- On the front of the building, the existing doors, transom, and sidelites are to be retained. The original door openings will not be enlarged or reduced in size.
- On the rear of the building, the door proposed for replacement is a painted security door and not original to the building. The applicant proposes to replace this entrance door with full lite wooden doors and hardware that match the existing elements of the Alleyway. Given the location of these changes on the rear of the building in an enclosed interior, outdoor space the proposed change is in keeping with the intent of the guidelines.

#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 the original dimensions in size and scale.**

- Based upon the 1985 Survey report, the storefront is not original to the building. Removal of this element will not alter the defining architectural character of the façade, as the details that define the building are the upper façade and leaded glass transom.

#10) RETAIN AND PRESERVE BULKHEADS

Normally Required

- a. Original wood or brick bulkheads should be preserved and maintained. Elements such as Carrara glass or glazed tile added in the 1920s or 1930s should also be preserved.**
- b. Original bulkheads should not be covered or obscured.**

Recommended

- c. If original bulkheads are missing, new bulkheads of wood designs are recommended. Brick bulkheads may also be added if they match the original brick on a building or if they are painted to complement other storefront elements.**

- The existing brick bulkheads that support the storefront glass are to be removed. The brickwork has deteriorated and several bricks are split at the street level. The modifications to the recessed entryway are proposed to have wooden bulkheads in keeping with the framing of the entrance door.

#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.**

Recommended

- d. New transom glass should be clear and not tinted.**
- e. If original transoms are not reopened the transom opening may be used as the location for a sign panel.**

Transoms are rectangular windows added above the display windows and door openings. The design of transoms allowed sunlight to reach into the interior of the building to help in illumination and heating. Transoms were often hinged to open and close and when opened would allow heat to escape in summer months. Painted signs were often placed on transoms and the use of translucent decorative glass was also used as a decorative feature. Transoms should be retained and preserved on original storefronts and new designs should utilize traditional transom designs. Transoms were often covered over or obscured in past remodelings and the existence of original transoms should be investigated prior to storefront restoration.



- The leaded glass transom over the display windows are proposed to be retained as they are a defining architectural feature of the building, and provide light to the interior of the space as shown in the photograph to the right.

#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.

- The current front façade has no awning in place. The applicant proposes a horizontal metal canopy supported by anchor points from above. The proposed awning is similar to those approved other places within the Downtown and allows light to enter the building from the leaded glass transom. This design was proposed over a traditional shed style awning because it will not block the light that enters the interior of the building from the transom.
- On the rear of the building the proposed trellis/pergola with metal roof panel is in keeping with the design of the Alleyway, a contemporary space.

IV. STAFF RECOMMENDATION

Staff recommends approval of this request. All proposed renovations on the front façade retain the defining architectural features of the building. Although this proposal removes the storefront glass, the storefront is not original to the building, and the proposed renovations allow for future reconversion of the space into a storefront as the plans do not alter the original dimensions of the opening or location of the recessed entry doors.

Proposed changes to the rear of the structure are in keeping with the design of the Alleyway and are more contemporary in design. The Guidelines are supportive of this approach.

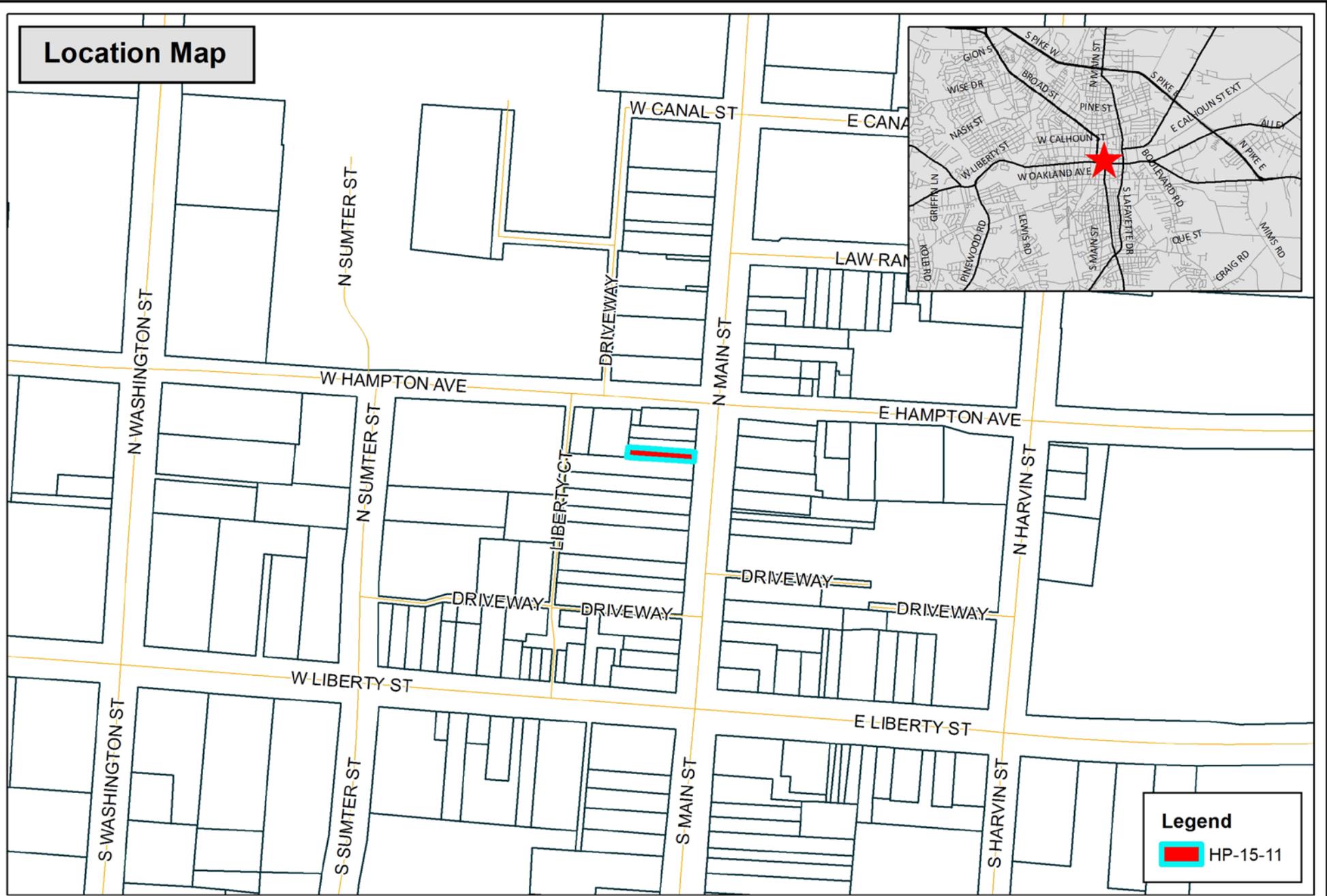
V. DRAFT MOTIONS

I move that the Sumter Historic Preservation Design Review Committee approve HP-15-11, in accordance with the materials, photographs, and construction details and applicant's submitted drawings titled, "Proposed Renovations to: 34 N. Main St.," prepared by RS Bell Architects, LLC and dated May 28, 2015 referenced in the Staff Report.

VI. HISTORIC PRESERVATION – JUNE 25, 2015

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, June 25, 2015, approved this request in accordance with the materials, photographs, and construction details and applicant's submitted drawings titled, "Proposed Renovations to: 34 N. Main St.," prepared by RS Bell Architect, LLC and dated May 28, 2015.

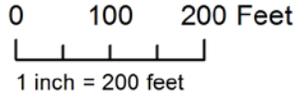
Location Map



Legend

 HP-15-11

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HP-15-11
 34 N Main St, Sumter, SC
 Tax Map # 228-12-04-038