

Historic Preservation Design Review

August 27, 2015

HP-15-14, 2 Law Range – Replacement Windows (City)

I. THE REQUEST

Applicant: Scott Bell-RS Bell Architects
Status of the Applicant: Architect for property owner
Request: Design Review for replacement of windows
Location: 2 Law Range
Present Use/Zoning: Offices /CBD (Central Business District)
Tax Map Reference: 249-09-01-015
Adjacent Property Land Use and Zoning: North – Law Range / Courthouse /CBD
South – Commercial/GC
East – Commercial /CBD
West – N. Main St. & Commercial/CBD



II. BACKGROUND

The applicant is requesting design review approval for the replacement of the windows on the façade of the property at 2 Law Range.

Architectural/Historic Context

2 Law Range was constructed in 1909 and has been cataloged in both the 1985 Historic Resources Survey and the 2010 Historic Resources Survey. This structure is considered to be a contributing structure within the National Register Historic District.

2 and 3 Law Range is a rectangular structure, two storied in height. There are three vertical divisions on the front façade, the center division being the smallest. The entrance door is on the first level, and a double hung 1/1 light window on the second level is over the entrance door. The bay on either side of the center bay

consists of three 1/1 light windows on both the first and second floor, with stone sills and lintils at the head. There is a balustrade parapet at the roof line across the front façade. The roof is flat and the exterior wall material is a combination of brick and stone. The entrance door is not original.

A previous application (HP-07-11) gave approval for the windows to be painted to match the ones at 3 Law Range. Since that time, the windows and frames have deteriorated significantly, and the stone lintel is in danger of collapse in one of them. Water damage and rot have necessitated replacement of the existing wooden windows with Boyd Aluminum - Series 800 single hung windows in white, to match the ones at the adjacent 3 Law Range property. The three upstairs windows are to be replaced immediately, and the property owner is requesting approval for replacement of the three downstairs windows as well, although that work will likely take place at a later date. The property owner also indicated that it is very difficult to regulate temperature inside the building, and is hoping that the use of new, insulated windows will help in this regard.

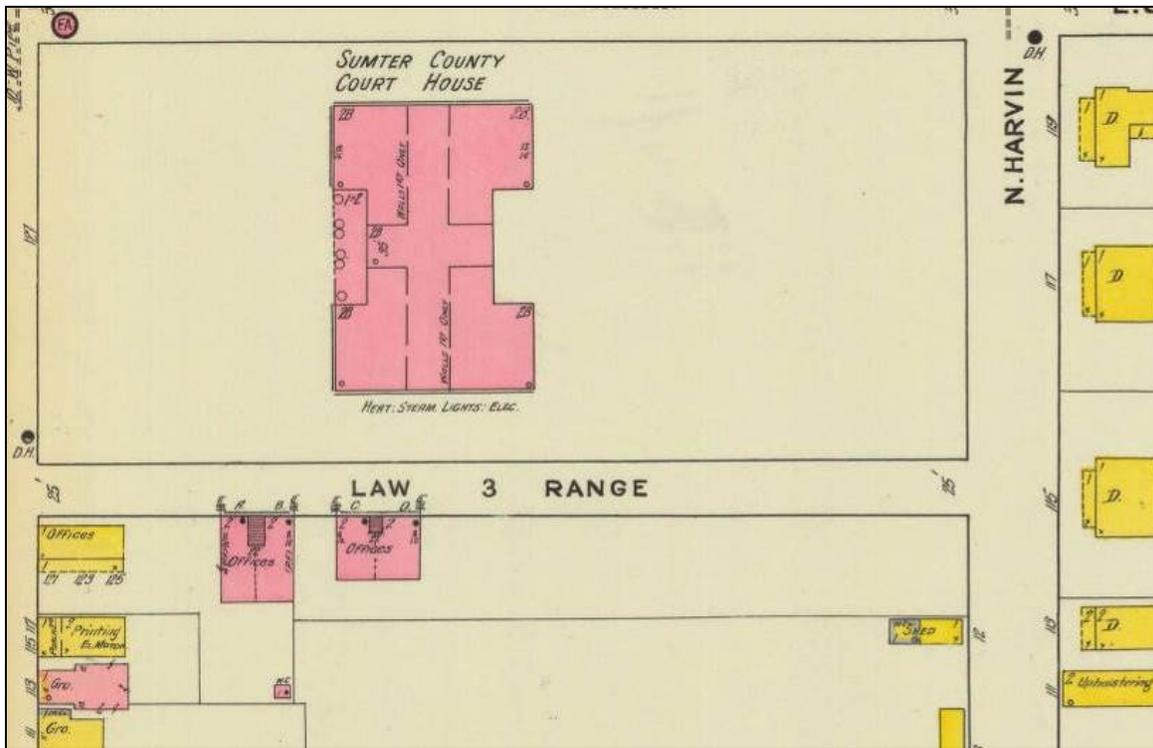
Because 2 Law Range is located inside of the designated National Register District boundary, and is part of the Downtown Design Review District, any proposed exterior changes or additions to the structure must be reviewed and approved by the Historic Preservation Design Review Committee.

Below: Photos depicting damage to windows that necessitate replacement.





Below: Sanborn Map of 2 & 3 Law Range, which was used as an office in February 1912, as it is now.



The *Design Review Guidelines Manual* states:

#13) UPPER FACADE WINDOWS SHOULD RETAIN ORIGINAL DIMENSIONS AND DETAILS

Normally Required

- a. Original window opening dimensions and details should be preserved and maintained. Original window sash should be retained.
- b. Original window openings should not be altered. This includes enclosing original openings or obscuring windows with added materials.
- c. Window details such as decorative wood or sheet metal cornices should be preserved and maintained.

Recommended

- d. If original windows are missing, replacement windows should be of one-over-one sash configuration. These windows should have distinct meeting rails and have the appearance of operable windows. Windows with flush or snap on mullions should not be installed.
- e. Wood is the preferred material for replacement windows. Also allowed are one-over-one aluminum windows with a baked enamel finish. Raw or unpainted aluminum windows should not be installed.
- f. Storm windows may be applied if they match the original window configuration and have a baked enamel or painted finish.

#38) MATERIALS FOR NEW CONSTRUCTION SHOULD BE COMPATIBLE WITH EXISTING

Wood windows are recommended for new construction but metal windows such as dark anodized aluminum are acceptable.

The replacement windows are metal with a painted finish to resemble wood, and will match the existing on the adjacent side of the building (at 3 Law Range).

III. STAFF RECOMMENDATION

Staff recommends approval of this request. The proposed project generally meets the requirements set forth in the design review guidelines. The existing windows are deteriorating, and the replacements will match the originals in design.

IV. DRAFT MOTION

I move that the Sumter Historic Preservation Design Review Committee approve HP-15-14 in accordance with the Guidelines, plans, materials and colors referenced in the staff report.

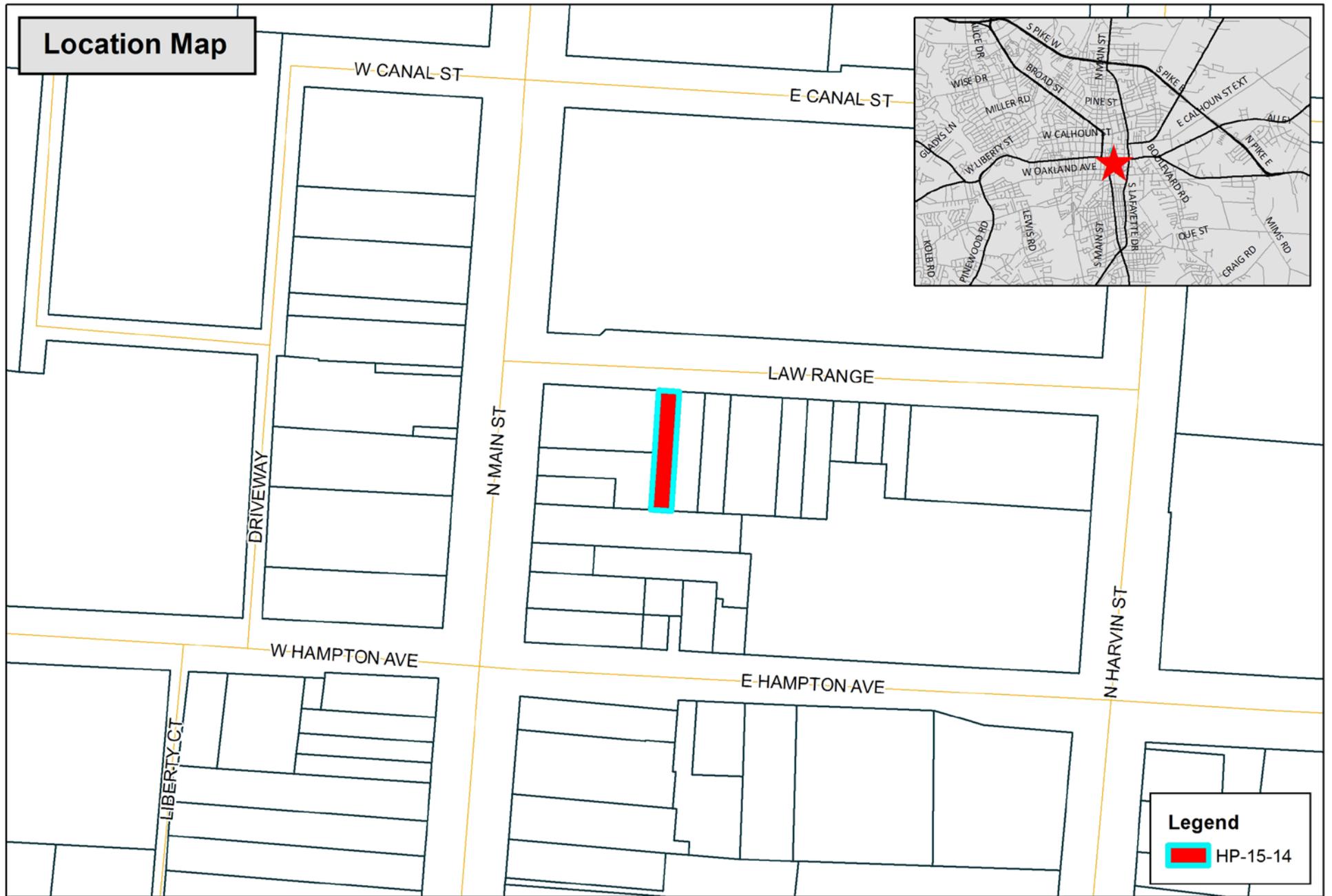
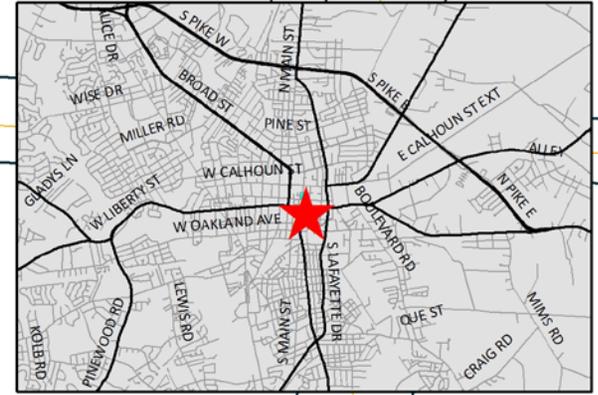
I move that the Sumter Historic Preservation Design Review Committee deny HP-15-14.

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

V. HISTORIC PRESERVATION – AUGUST 27, 2015

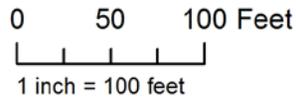
The Sumter Historic Preservation Design Review Board at its meeting on Thursday, August 27, 2015, approved this request in accordance to the Guidelines, plans, materials and colors referenced in the staff report.

Location Map



Legend
 HP-15-14

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HP-15-14
2 law Range, Sumter, SC
Tax Map # 249-09-01-015