

Historic Preservation Design Review

February 23, 2012

HP-12-06, 111 S. Main St. – Federal Building Exterior Renovations (City)

I. THE REQUEST

Applicant:	Julie Coker representing the City of Sumter
Status of the Applicant:	Property Owner
Request:	Design review approval for exterior renovations to the building to include exterior illumination, replacement doors, and code compliant railings.
Location:	111 N. Main St.
Present Use/Zoning:	Federal Building – CCTC/CBD
Tax Map Reference:	228-13-08-032
Adjacent Property Land Use and Zoning:	North – Caldwell St./CBD South – CCTC Nursing School/CBD East – Parking Lot/CBD West – S. Main St./CBD

II. BACKGROUND



Top Left: Northwestern exterior side of the building taken from the corner of Caldwell St. & S. Main St.; Top Right: Rear of the building looking toward the intersection of Caldwell St. & N. Main St.; Bottom Left: Front facade of the building with the primary entrance; Bottom Right: The existing handicap access ramp and HVAC Units.

The applicant is requesting a Certificate of Appropriateness for exterior renovations and repairs at the Federal Building located at the corner of Caldwell St. and S. Main St.

Constructed in 1910, the Federal Building has served many purposes over the last century—currently the building is undergoing renovations and exterior repairs and minor modifications in order to accommodate educational programs for Central Carolina Technical College.

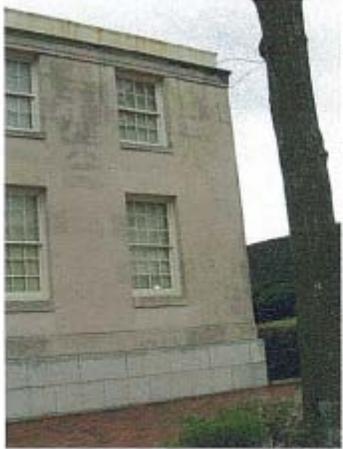
As shown in the graphic to the right, the Federal Building is located at the corner of Caldwell St. and S. Main St. inside the designated National Register District as well as within the boundary of the Downtown Review District. Any proposed exterior modifications to the structure must be reviewed by the Design Review Committee for compliance with Design Review Guidelines.



The Proposal:

Plans titled, “City of Sumter Federal Building Renovations Sumter, South Carolina Architect’s Project Number 11.128.00 City of Sumter Bid # 16-11/12 February 1, 2012 Historical Review.” Prepared by Quackenbush Architects & Planners, dated February 1, 2012; sheets T1.1, A1.3, A4.1, A6.1, A7.1, M1.1, and E201 were submitted for review and have been attached to this report. Based on the submitted plans, the following work is proposed as part of the planned exterior renovations:

1. Existing clay tile roofing shall be removed and re-installed after installation of new underlayment.
2. Existing low-sloped roof shall be reroofed and existing exterior gutters will be replaced with new gutters at exterior perimeter of the 2-storey section of the building as shown on sheet A4.1 (attached)
3. Guardrails at ramp railings shall be updated to comply with current code. Refer to A4.1 for plans and details.
4. Existing hollow metal door at the back door will be replaced for safety (vision panels) and accessibility of handicap.
5. Exterior windows will be refurbished and painted to match existing.
6. Existing eave shall be refurbished and painted to match existing.
7. Lighting at front entry will be retrofitted with fluorescent lighting to comply with requirements for emergency egress lighting. The existing globe fixture shall look the same.
8. Lighting will be added near back door/existing canopy. Refer to the attached sheet detailing the Kenall, Rough-House™ RHL712D Series Lighting.
9. Mechanical unit at the south side will be replaced. The owner will install shrubs to conceal the new HVAC unit from the S. Main St. frontage.



Existing interior gutters will be replaced with gutters at exterior roof edge/ wall of 2-storey portion of the building.



Wall sconces shall be added below canopy.



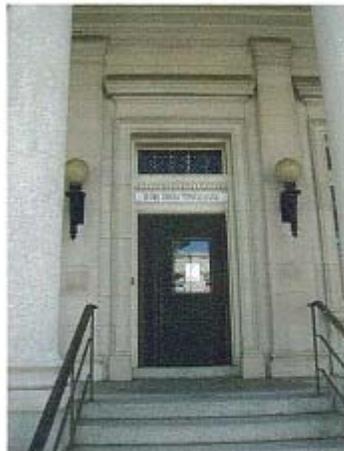
Existing entry door lighting will be retrofitted for emergency egress lighting.



Existing door will be replaced with door with vision panels; and guardrails will be added as required by current code.



Wall sconces shall be added below canopy.



Existing entry door lighting will be retrofitted for emergency egress lighting.



Update guardrails at handicap ramp and at retaining wall next to stairs to the basement.

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

The *Design Review Guidelines Manual* states:

#7) RETAIN ORIGINAL ENTRANCES

Normally Required

- 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.**

The door proposed for replacement, as shown in the photographs on the previous page will be of the same dimension and materials as existing however a window will be added for safety. This entry is on the rear façade.

#44) EXTERIOR LIGHTING SHOULD BE SIMPLE AND ORIGINAL FIXTURES SHOULD BE MAINTAINED

Recommended

- a. Original light fixtures on a pre-1940 building should be retained and preserved.** Many of those that exist are electric lights from the 1910s and 1920s... Several companies now have replacement parts for these types of lights and rewiring of these lights is also common.
- b. New light fixtures should be ceiling mounted in the porch or mounted adjacent to the primary entrance or entrances on the main façade.** Porch ceilings are traditional locations for light fixtures and light fixtures mounted directly to the ceiling or recessed within the ceiling are appropriate. Light fixtures which are suspended several feet from the ceiling should be discouraged. Wall mounted light fixtures adjacent to entrances are also appropriate.
- e. Security lighting mounted at eaves or at rooflines on residences shall not be prohibited** as long as the fixtures and illumination are located on secondary or rear facades.

All proposed fixtures meet this requirement. Additionally, proposed placement for lighting is consistent with building code requirements as well as design review guidelines.

#58) HANDICAP RAMPS SHOULD BE LOCATED ON REAR OR SECONDARY FACADES

Normally Required

- a. Handicap ramps should be located on rear facades or secondary facades which are not readily visible.**
- b. Primary facades or secondary facades that are readily visible are appropriate locations for handicap ramps.**

#74) INSTALL HVAC AND AIR CONDITIONING UNITS AT REAR OR SECONDARY FACADES

Normally Required

- c. Exterior HVAC units should be installed at rear facades or non-visible areas of secondary facades. HVAC units should not be installed at primary facades.**

Recommended

- d. All readily visible exterior HVAC units that are located at grade should be screened with wood or brick fencing, lattice panels, and/or landscaping.**

All proposed work is consistent with established guidelines. The modifications to, and addition of railings along, the accessible route to the rear of the building are as a result of bringing this facility into compliance with current building codes. These more contemporary changes are to the rear of the structure and do not impact the primary façade or the historic character of the structure. All other

proposed renovations to the facility are classified as maintenance and repair and are consistent with the Secretary of Interiors Standards.

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-12-06, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines #7, 44, 58, and 74.

I move that the Sumter Historic Preservation Design Review Committee deny HP-12-06.

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

V. HISTORIC PRESERVATION – FEBRUARY 23, 2012

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, February 23, 2012, voted to approve this request in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines #7, 44, 58, and 74.