

# Historic Preservation Design Review

March 22, 2012

## HP-12-09, 38 N. Main St. – Replacement Doors (City)

### I. THE REQUEST

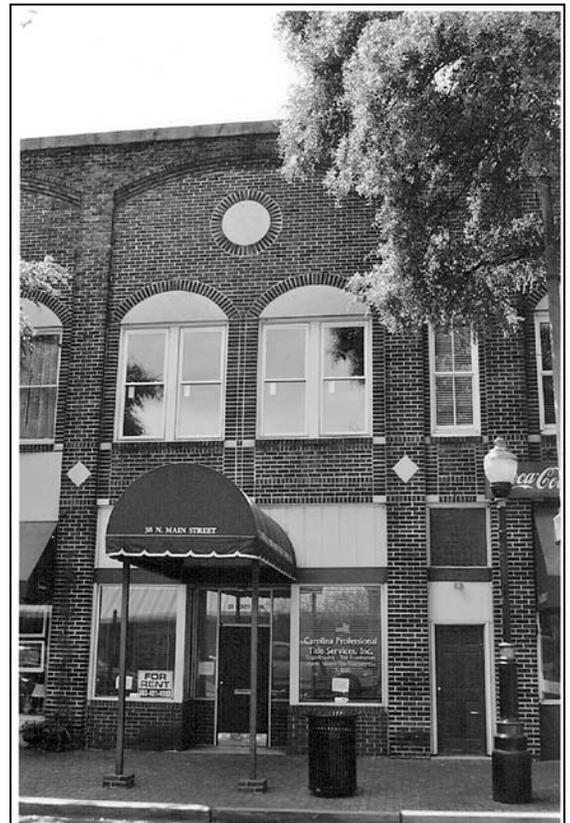
<b>Applicant:</b>	Knowl Davis, Thompson Turner
<b>Status of the Applicant:</b>	Project Builder
<b>Request:</b>	Historic Preservation Design Review approval to replace the existing front and rear doors and remove the front awning.
<b>Location:</b>	38 N. Main St.
<b>Present Use/Zoning:</b>	Office Building/CBD
<b>Tax Map Reference:</b>	228-12-04-036
<b>Adjacent Property Land Use and Zoning:</b>	North – Alderman Drugs /CBD South – Antique Store/CBD East – N. Main St./CBD West – Hampton’s Alleyway/CBD

### II. BACKGROUND

The applicant is requesting design review approval to replace the existing front and rear doors at 38 N. Main St. and to remove the front canopy that projects from the front of the building to the curb-line on the N. Main St. frontage. The existing front façade as it appears today is shown in the photograph to the right. 38 N. Main St. is located on the west side of N. Main St. just south of the N. Main St./W. Hampton Ave. intersection. Historically, this location has been used as commercial office space.

#### Historic Context

Based on the 2007 City of Sumter Historic Resources Survey, 38 N. Main St. is identified as Site No. 1175. Constructed circa 1915, this 2-story commercial building is rectangular in shape of masonry construction with brick exterior walls. Significant architectural features include semi-elliptical arches above a brick circle and paired windows topped by semi-elliptical arches. The building also features leaded glass clear story windows and a recessed entry with sidelights. As noted in the Historic Resources Survey Card, the storefront entrance has been altered and is not original to the structure.



This property is within the National Register Historic District, as well as is within the City of Sumter Downtown Historic District overlay, as such, any proposed exterior changes or additions must be reviewed by the Committee.

***The Request***

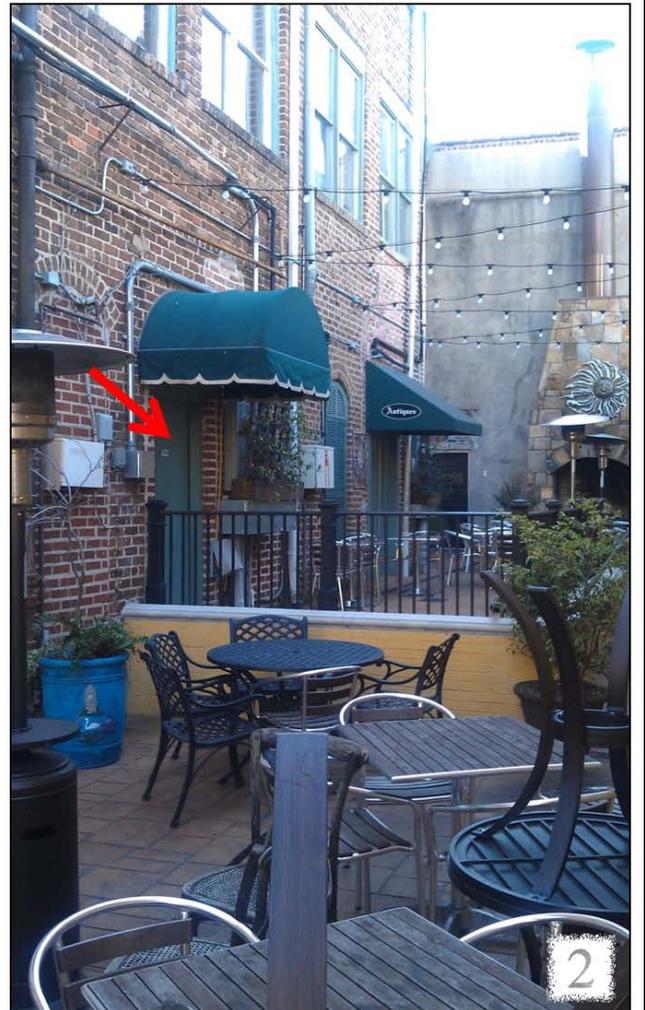
The following graphics and photographs depict the proposed changes to the front and rear entrances.



*Picture #1:* The N. Main St. entrance to 38 N. Main St. The entrance door indicated by the red arrow is to be replaced with a door similar to the one pictured to the right.

Also, the canopy shown in picture #1 is to be removed.

*Picture #2:* The rear door indicated by the red arrow is to be replaced by a door similar to the one pictured right.



Design review is required prior to undertaking the proposed alterations.

The *Design Review Guidelines Manual* states:

**#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 dimension of recessed entrances should be retained.

**Recommended**

- f. The rehabilitation of historic entrances should follow the original design if such evidence is available such as historic photographs or “ghosts” of original doors. If such evidence is not available, new doors of wood and glass in historic designs should be installed. Doors of single light and glass are the most appropriate for downtown Sumter.

The entrance doors on both the front and back of the structure are not original to the building. The proposed new door as shown on the graphic on page 2 of this report is consistent with the recommended style of replacement door as outline in Guideline #7.f.

**#13) 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 façade details should not be obscured.

The use of awnings or other sidewalk coverings has always been common in downtown Sumter. Awnings protect pedestrians from the elements, protect merchandise from effects of weathering, and may serve as a sign or identity for a business. In summer months awnings block sunlight into the first floor area reducing air conditioning costs and retractable awnings may be rolled up in winter months to allow additional light and solar heat into a building. Awnings are mounted above the display windows often above the transom or below the transom on a transom bar.

The retention of existing awnings and introduction of new awnings into the downtown area is encouraged. Awnings should not be of metal but instead of canvas, acrylic coated canvas, or similar materials. Awnings should be placed at the top of openings and not be oversized to obscure the upper façade. Awnings should also be designed to relate to the shape of the opening it covers. Most transoms and display windows are rectangular in shape and rectangular straight sided awnings are best for these openings. Arched awnings are suitable for arched entrances or window openings.

Ordinarily removal of an existing awning is not appropriate, however; this projecting awning is not original to the building and likely the result of façade work done in the 1980s. Removal of the arched projecting awning is not contrary to the established guidelines. The current shape appears to have been selected to mimic detailing on the upper façade but does not relate to the shape of the opening that it covers.

Overall, the submitted plans comply with the requirements outlined in Guideline #7 and #12.

### **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-12-09, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines #7 and #13.

I move that the Sumter Historic Preservation Design Review Committee deny HP-12-09.

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

### **V. HISTORIC PRESERVATION DESIGN REVIEW – MARCH 22, 2012**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, March 22, 2012 approve approved 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 and #13.