

Historic Preservation Design Review

March 22, 2012

HP-12-10, 119 S. Sumter St. (City)

I. THE REQUEST

Applicant: Ted Hardy, Tefon Construction, Inc.

Status of the Applicant: Project Builder

Request: Historic Preservation Design Review approval to add a front and side addition to match the existing building.

Location: 119 S. Sumter St.

Present Use/Zoning: Sumter Senior Services/CBD

Tax Map Reference: 228-13-08-021

Adjacent Property Land Use and Zoning: North – Holladay Manor /CBD
South – W. Bartlette St. & Multi-family Apartments/GC
East – Undeveloped Lot & parking/CBD
West – Shiloh Randolph Manor/CBD

II. BACKGROUND

The applicant is requesting design review approval to add additions to three areas of the existing Sumter Senior Center as shown in the graphic to the right.

Historic Context

Based on the Sumter County Assessor's Record, the structure at 119 S. Sumter St. was constructed in 2002. The single storey 6,801 sq. ft. building serves as an elderly adult activity center/day care facility that serves the entire Sumter Community.

Architecturally speaking, the structure is a brick building with fiber cement board and EIFS accents on the gable ends. This facility, while not totally reflective of the downtown architectural forms seen on Main and Liberty Streets, is compatible with the adjacent infill developments of Holladay Manor and Shiloh Randolph Manor, while also being compatible with the commercial developments to the south outside of the Central Business District (CBD).

While the Sumter Senior Center facility is outside of the National Register Historic District, the property 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

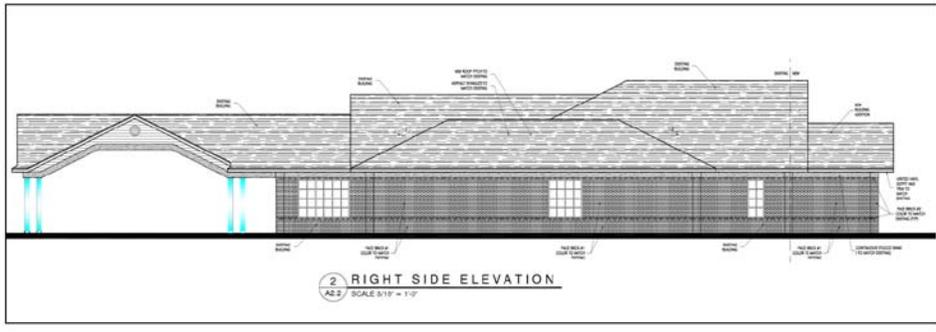
The following photographs and elevations depict the proposed location and style of the building additions.



Pictured Above: Existing northern (front) elevation.; *Pictured Below:* Proposed front elevation. This is the view visible when traveling southbound on Sumter St.



Pictured Above: Existing western (right side) elevation.; *Pictured Below:* Proposed right side elevation. This is the view visible when traveling eastbound on Bartlette St. and southbound on Sumter St.





Pictured Above: Existing south (back) elevation.; *Pictured Below:* Proposed back elevation. This is the view visible when traveling eastbound and westbound on Bartlette St. and northbound bound on Sumter St.



Pictured Above: Existing eastern (left side) elevation.; *Pictured Below:* Proposed left side elevation. This is the view visible when traveling westbound on Bartlette St.



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

The *Design Review Guidelines Manual* states:

#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.

When looking at new construction, compatibility of new buildings within historic commercial areas poses a particular challenge for designers. Historic commercial areas often have similar setbacks, similar storefront and upper façade alignment, and certain rhythms to the streetscape. These built-in parameters assist in defining new construction but they 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.

The Sumter Senior Center has an architectural styling that is compatible with the District, but clearly contemporary. The proposed additions are consistent in materials and design as the original structure with all materials specified to match the existing building.

In addition to Guideline #28 in the *Design Review Guidelines Manual*, additional guidance is offered in Article 1, Section 1.m.2 of the City of Sumter – Zoning & Development Standards Ordinance.

1.m.2. The design standards to be used by the Design Review Board in reviewing an application for a Certificate of Appropriateness may take into consideration the following:

- a. Height – the height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures;*
- b. Proportions of windows and doors – the proportions and relationships between doors and windows should be compatible with the architectural style and character of building and surrounding buildings;*
- c. The relationship of a building or structure to the open space between it and adjoining building or structure should be compatible;*
- d. Roof Shape – the design of the roof should be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes;*
- e. Landscaping – landscaping should be compatible with the architectural character and appearance of the landmark and surrounding structures;*
- f. Scale – the scale of the building or structure after alteration, construction, or partial demolition should be compatible with the its (sic) architectural style and character and with surrounding buildings and structures;*
- g. Architectural Details – architectural details including materials, colors, and textures should be treated so as to make a building and/or structure compatible with its original architectural style and character and to preserve and enhance the architectural style of the ... Downtown Historic District.*

Overall, the submitted plans comply with the requirements outlined in Guideline #28 as well as Section 1.m.2 of the Zoning Ordinance.

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-12-10, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines #28 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-12-10.

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, 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 #28 and Section 1.m.2 of the City of Sumter – Zoning & Development Standards Ordinance.