

Historic Preservation Design Review

March 22, 2012

HP-12-11, 100 N. Sumter St. – Covered Walkway (City)

I. THE REQUEST

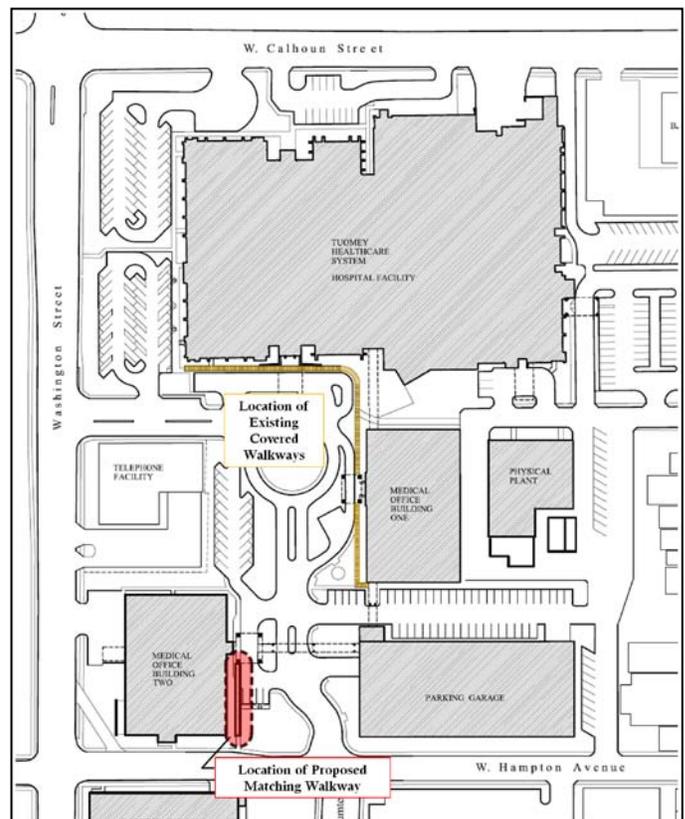
Applicant:	Scott Bell, RS Bell Architects
Status of the Applicant:	Project Architect
Request:	Historic Preservation Design Review approval to add a covered walkway canopy in front of Medical Office Building #2 to match the existing on-campus canopies.
Location:	100 N. Sumter St.
Present Use/Zoning:	Tuomey Hospital/CBD
Tax Map Reference:	228-12-03-021
Adjacent Property Land Use and Zoning:	North – Frontier Communications /CBD South – S. Sumter St. & Tuomey Hospital Parking Garage/CBD East – Tuomey Hospital & Parking Garage/CBD West – N. Washington St./GC & PO

II. BACKGROUND

The applicant is requesting design review approval to add a new canopy to create a covered walkway between the main entrance of Medical Office Building Two and the crosswalk area along W. Hampton Ave. As shown in the graphic to the right, there is already a covered walkway connecting the eastern parking garage with Medical Office Building One and the main Hospital Facility. This proposed addition is to provide partially covered access to the southern parking garage that is on the opposite side of W. Hampton Ave.

Historic Context

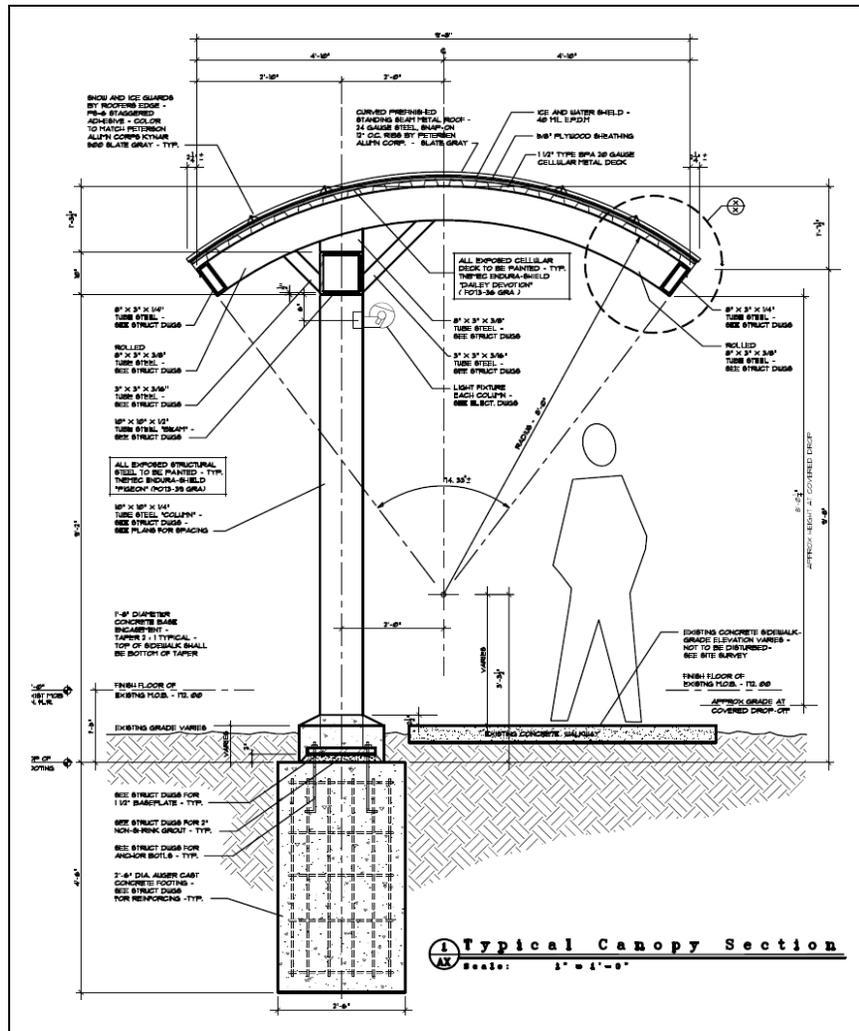
Based on information obtained from the Sumter County Tax Assessor's Office, the main Tuomey Hospital Facility was constructed in 1993 with major improvements in 2002 and the construction of the main parking garage in 2006. However, as an



institution, Tuomey Hospital predated the existing facilities. The additions added over the last 2 decades have created a compact campus style atmosphere comprised of architecturally modern structures that are not from the same era as most of the buildings within the Central Business District. While the Hospital and its facilities are outside of the National Register Historic District, the entirety of the campus 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, renderings and photographs depict the proposed location and style of the covered walkway.





Pictured Above Left: Pictometry of the proposed development area. The area highlighted in red is the approximate location of the walkway.

Pictured Above & Below Right: Proposed development area as it currently exists. The red highlighting represents the approximate location of the canopy.



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 Tuomey Campus has an architectural styling that is compatible with the District, but clearly unique unto itself. The proposed covered walkway is consistent in form and design with the existing structure that connects Medical Office Building #1 and the main Hospital with the eastern parking garage as shown in the photographs to the right.

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 considerations:

- 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;*
- 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;*

- f. *Scale – the scale of the building or structure after alteration, construction, or partial demolition should be compatible with 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 City 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-12-11, 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-12-11.

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.