



HISTORIC PRESERVATION DESIGN REVIEW

June 23, 2011

HP-11-16, 49 S. Main St. (City)

The applicant is requesting Historic Preservation Design Review approval for exterior renovations to the building on property located at 49 S. Main St. and represented by Tax Map # 228-13-07-057.

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I. THE REQUEST

Applicant:	Scott Bell, RS Bell Architects, LLC
Status of the Applicant:	Architect for Property Owner- Kimbrell's Furniture/Mr. Rigdon Boykin
Request:	Design Review for proposed exterior renovations and repairs
Location:	49 S. Main St.
Present Use/Zoning:	Commercial/CBD (Central Business District)
Tax Map Reference:	228-13-07-057
Adjacent Property Land Use and Zoning:	North – Commercial/CBD (Vacant) South – Caldwell St./CBD (CCTC-Federal Bldg.) East –Commercial/CBD (Dugan St and Kimbrell's) West – Commercial /CBD (Brick St. Coffee Shop)

II. BACKGROUND

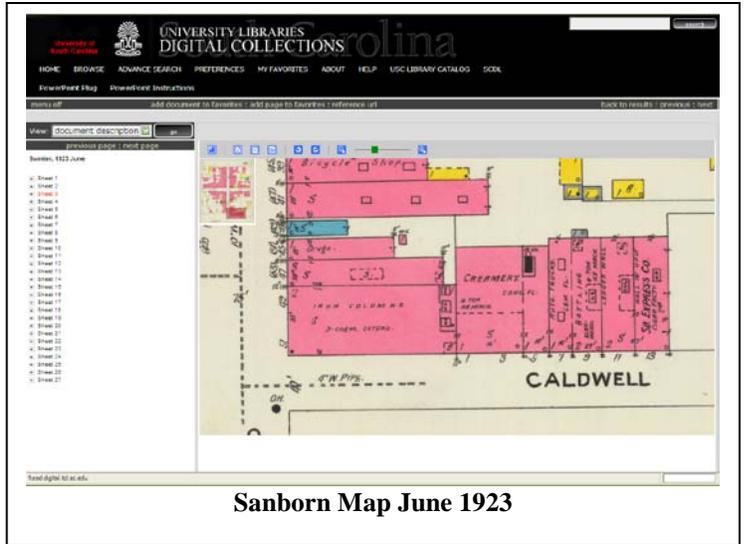
The applicant is requesting design review approval for exterior renovations and repairs to the front façade of the Kimbrell's Furniture building at 49 S. Main Street that is located on the corner of S. Main and Caldwell Streets.



Architectural/ Historic Context

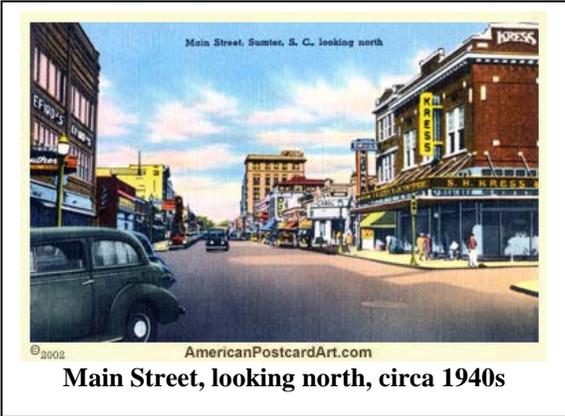
49 S. Main St. is a two-story rectangular block building containing approximately 23,525 square feet of finished floor area, constructed by 1935 with major improvements in 1950 and 1956 based on the Sumter County Tax Assessor's database. The structure under review is included in the National Register Historic District but was not considered a contributing property at the time of that survey due to a mid-20th century metal façade that obscured the original

building. It is described on the recent Historic Resources survey card as Site #1256, which states the building is of masonry construction, with “recessed entrances, first story tile exterior, second story aluminum façade; paired 6/1 dhs windows on north elevation.” The building appears on the Sanborn Insurance Maps in June 1923 where it states that the building has “Iron Columns,” and notes that there are 3 water closets and an electrical connection at the rear of the building and “3 Chem[ical] Ext[in]g[uishe]rs.” There is no information about its actual use prior to the era of the vintage photograph provided by Mr. Sammy Way at The Item, showing the original façade with a marquee-style awning and signage as the “S. H. Kress 5-10-25-cent Store.” A copy of this image is



Sanborn Map June 1923

provided in the packet. The old postcard image to the left prominently features the building and shows ornate pediments at the top of the building at the front and on the Caldwell St. side, as well as clearstory glass storefronts and suspended wrap-around awnings.



Main Street, looking north, circa 1940s

The three-story building is rectangular in shape with a flat roof surrounded in the front by a parapet wall. The façade was altered in the mid-20th century with an applied aluminum and glass storefront. The upper-level façade was damaged and fell during a recent windstorm, and has resulted in the application for this renovation.

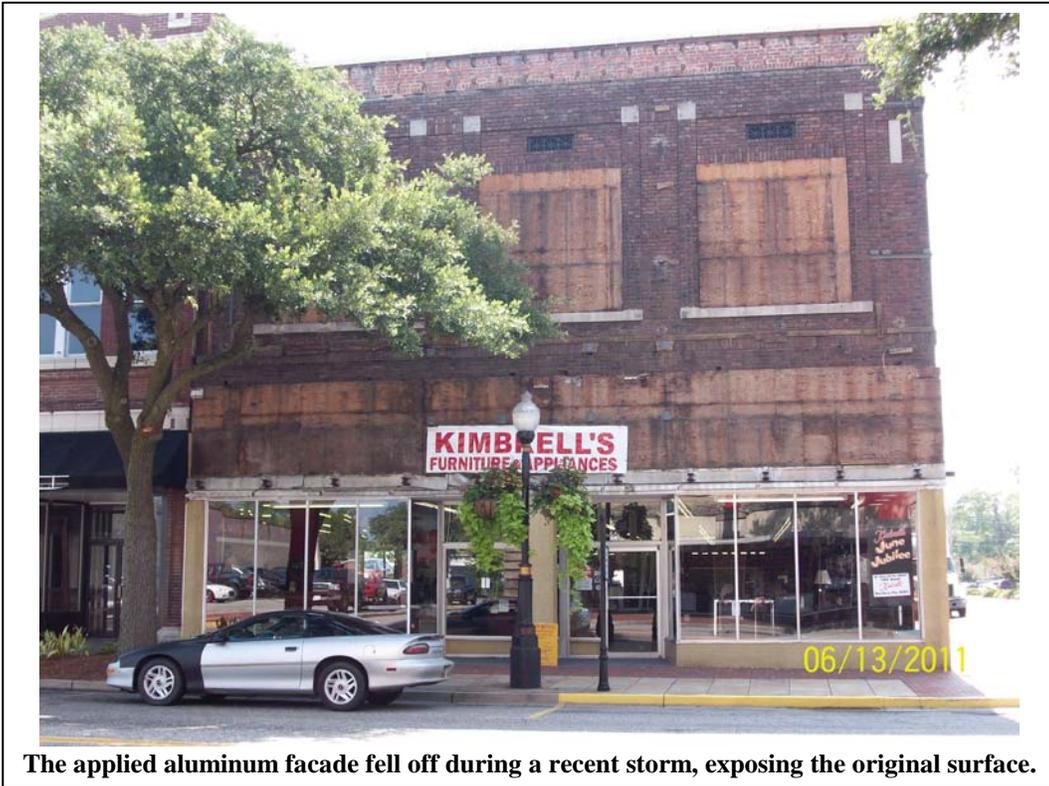
The photograph below documents the exterior as it appeared prior to the removal of the 20th-century aluminum façade.

2010 HR Survey Record: Site # 1256, 49 S. Main St., Sumter CBD



Scope of Proposed Work:

As previously stated, this application came about due to the failure of the applied aluminum façade during a recent windstorm. The repairs and restorations presented are intended to bring the Kimbrell’s Furniture building back to an appearance more in keeping with the historic district guidelines in order to increase its compatibility with the rest of the downtown.



The applied aluminum facade fell off during a recent storm, exposing the original surface.

The applied façade was on the Main Street section and wrapped around the side of the building on Caldwell Street, and the proposed renovations will cover the same area. There is a large area of brickwork and bulls-eye detailing on the side that will be exposed and renovated as well as the upper-story windows, friezework, cast concrete and stone details, decorative metal vents, and applied cornice and mouldings across the parapet. All new architectural details and replacement materials will match what can be gleaned

from the historic record as closely as possible.

The work will begin with the removal of all bracketry and support systems that supported the applied aluminum façade and subsequent repair of the mortar and masonry, as well as cleaning, repairing, and painting of the original decorative metal vents and concrete details above and below each window system. The removal of plywood sheathing from the transom areas over the storefront, and repairs and stabilization of this area will be undertaken in order to assure support for new metal sheathing and brackets for the new awnings. This area will not be visible when the work is complete and the new signage and awnings are installed.

The upper level façade is to be restored by cleaning and repairing the original brickwork, the installation of replacement mouldings and frieze, the application of a new cornice to cover “common red” brick that does not match that of the rest of the building, and repair or replacement of the original twelve-over-one windows that may be seen in earlier depictions of the building. It is assumed that the original windows are intact and are merely covered with plywood. Paint colors selected from the Sherwin-Williams Arts & Crafts Palette will be applied to the mouldings, trim, and



signage as detailed at the top of the next page.

The intent is to restore the altered street front façade to an aesthetically pleasing historic appearance without removing the existing storefront or the mid-20th century yellow tile due to extensive cost and possible damage to the building. The tile is proposed to be painted Aurora Brown (SW 2837) which closely matches the existing brick, with an applied wainscoting in Roycroft Bronze Green (SW 2846). The aluminum storefront windows and entrance door will be cleaned but will remain unaltered.

A shed-style awning of Sunbrella canvas in the color _____ is to be placed over the display windows and entrance, completing the restoration work.



The *Design Review Guidelines Manual* states:

#6) ORIGINAL STOREFRONT CONFIGURATION SHOULD NOT BE ALTERED

Normally Required

- a. Original storefronts that remain in the downtown area should be preserved and maintained. There should be no removal of original doors, bulkheads, decorative glass or other elements unless their deterioration can be demonstrated.
- b. Original elements that are too deteriorated to retain should be replaced with new elements to match in design and materials.
- c. Storefronts that have decorative tile or glass installed prior to 1940 should be retained.
- d. Buildings that are renovated and have post-1940 storefronts should receive storefronts in keeping with the original architectural character of the building.

The proposed renovations to the storefront area including painting and applied wainscoting are simple, appropriate, and in keeping with the original character and early twentieth century architecture of this building. The new elements replace or transform deteriorated areas that were not original to the building and were out of character with its original architecture. The tiled column will remain and will have the same applied color treatment as the tiled areas surrounding the storefront.

#12) 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 facade details should not be obscured.
- g. The most appropriate awning designs for pre-1940 dwellings are standard or shed awnings.

The proposed awnings are of canvas and are in the shed style. Colors are in accordance with what has been established in the historic downtown.



Proposed renovations to Kimbrell's Furniture Building

#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.

The proposal is in accordance with all of these guidelines; if necessary, replacement windows will be of like kind to the original twelve-over-one configuration.

#14) RETAIN AND PRESERVE ROOF CORNICES

Normally Required

a. Original brick, wood, or sheet metal cornices should be preserved and maintained.

b. Original cornice elements should not be removed or obscured.

Recommended

c. On buildings that have lost their original metal or wood cornices, replacement based on historic evidence such as photographs or "ghosts" of cornice designs is recommended. If such evidence does not exist a simple cornice of wood or metal should be installed. Materials such as fiberglass reinforced concrete may also be used.

d. New cornices should have the same overall dimensions as the original or as commonly found on downtown buildings.

The proposal is in accordance with these guidelines. Replacement elements are taken from images of the original building and with deference to what remains.

#15) HISTORIC COLORS AND TEXTURES SHOULD BE MAINTAINED

Normally Required

a. Masonry walls that have not been previously painted should not be painted unless there are significant contrasts in the brick and mortar.

b. Stucco or drivit surfaces to downtown buildings should not be added.

The applicant will be repairing and stabilizing the original façade and will not paint or otherwise alter or obscure original masonry surfaces. The ground level storefront has a mid-twentieth century tile surface surrounding the altered storefront windows and entrance area. This tiled area is to be painted with an epoxy or elastomeric paint in colors to match and complement the existing brick according to the palette presented.

#21) SIGNS SHOULD NOT CONCEAL ARCHITECTURAL DETAILS

Recommended

a. Signs should not conceal original decorative designs or detailing.

b. Original transom glass should not be covered or obscured with a solid sign panel.

c. Temporary signs such as banners which conceal architectural details may be used for a limited period of time.

#22) SIGNS SHOULD BE PLACED AT TRADITIONAL SIGN LOCATIONS

Normally Required

a. Wall signs should not exceed the height of the building cornice.

Recommended

b. Wall signs should be confined to the flat surface of the building.

c. Wall signs may be painted or applied directly to the face of the building.

d. Wall signs should be placed at traditional locations such as above transoms, on cornice fascia boards, or below cornices.

e. Sign brackets for projecting signs should be located no higher than second floor window sills.

f. Awning valences are appropriate locations for signs.

The new sign is proposed to be placed in the location shown in the drawings, and will not obscure architectural details. This area is in or near a former transom; however, little architectural evidence remains to show what this looked like and it will be covered with the application of the awning. The sign is appropriately placed as shown.

III. STAFF RECOMMENDATION

Staff recommends approval of the repairs and renovations to the lower and upper façade as are presented. Work to the upper level façade will greatly enhance the building beyond its previous appearance and is designed in accordance with what can be documented about the original appearance and architecture. Because none of the original display windows, entrance details, or transoms remain, the proposed renovations and repairs to this area must be designed using available images and architectural knowledge of historic details. They are intended to bring the street-level entrance area back to a more appropriate color and appearance while utilizing the simplest, least compromising, and most cost-effective methods available.

IV. DRAFT MOTION

I move that the Sumter Historic Preservation Design Review Committee approve HP-11-16, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.

I move that the Sumter Historic Preservation Design Review Committee deny HP-11-16.

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

V. HISTORIC PRESERVATION – JUNE 23, 2011

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, June 23, 2011 voted to approve this request in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.