

Historic Preservation Design Review

August 25, 2011

HP-11-22, 125 W. Bartlette St. – Shiloh-Randolph Manor (City)

I. THE REQUEST

Applicant: Hunter Builders, Inc.

Status of the Applicant: Project Designer/Builder

Request: Design Review for proposed 1800 sq. ft. community room addition to the rear of the existing structure.

Location: 125 W. Bartlette St.

Present Use/Zoning: Commercial/CBD (Central Business District)

Tax Map Reference: 228-13-03-025

Adjacent Property Land Use and Zoning:
North – Commercial & Undeveloped/CBD
South – W. Bartlette St. & Commercial/GC
East – S. Sumter St. & Santee Senior Service/CBD
West – S. Washington St. & Residential/PO

II. BACKGROUND

The applicant is requesting design review approval for an 1800 sq. ft. addition to the rear of the existing structure to serve as a community room for the Shiloh-Randolph Manor Senior Independent Living Community. Based on submitted plans, the addition is intended to be of the same materials and colors as the existing structure as shown in the photographs to the right.

Architectural/ Historic Context

Constructed in 1981, this structure is not historic and is not considered to be a contributing structure within the district. While Shiloh-Randolph Manor is located outside of the designated National Register District boundary, it is inside of the Downtown Design Review District, as such,



any proposed exterior changes or additions to the structure must be reviewed and approved by the Historic Preservation Design Review Committee.

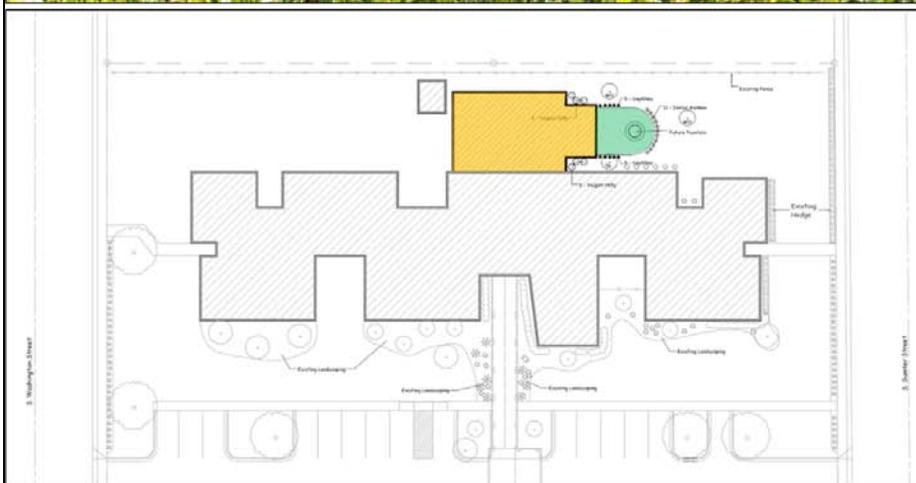
Scope of Proposed Work:



Shiloh-Randolph Manor is an Independent Living Senior Community that provides individual apartment units as well as community room and dining space on the first floor for use by the tenants for daily meals and activities.

In independent living senior housing such as Shiloh-Randolph Manor, residents are able to live independently in individual apartment units, however; there is usually a home healthcare company on-campus to offer assistance with medication and/or some personal care needs. In addition, independent living facilities offer opportunities for community meals and activities for community members. The proposed 1800 sq. ft. addition is to accommodate a new community

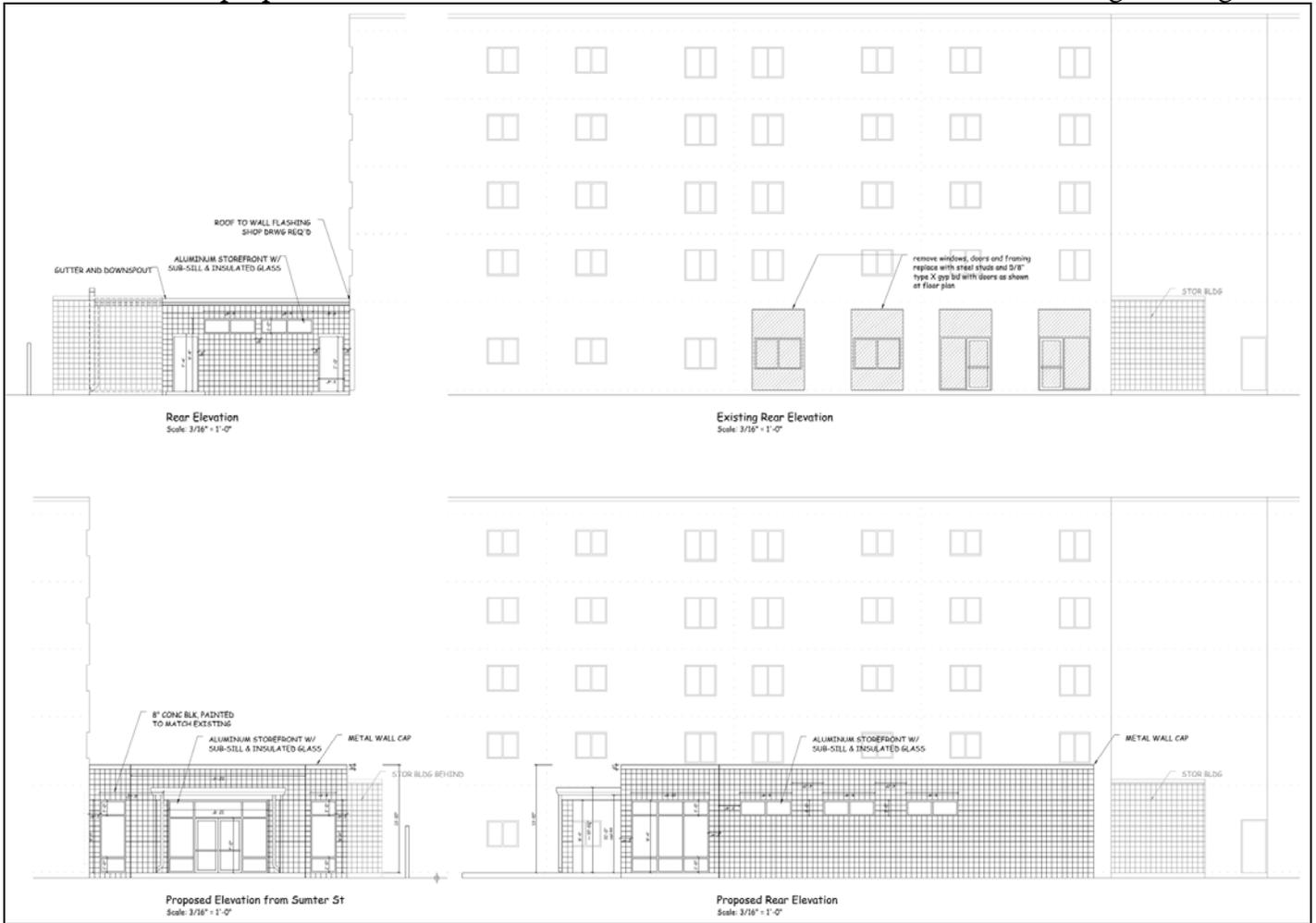
room that will provide a large open dining room area, computer stations and a television viewing area for residents. Additionally, there will be outdoor courtyard space as shown in the proposed site plan below.



Pictured Above: Area of proposed addition from S. Sumter St. looking toward S. Washington St.

Pictured Left: The orange highlighted area in the site plan is the 1800 sq. ft. addition, the green area is the proposed new courtyard with a future fountain and associated landscaping.

The elevations below show the view of the proposed addition looking from Sumter St. south towards Bartlette St. The proposed addition will be of the same materials and colors as the existing building.



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.

The proposed construction is of its period and is not an historic reproduction.

#36) ADDITIONS MAY BE ADDED AT REAR FACADES

Normally Required

- a. Rear facades are appropriate locations for additions to commercial buildings. Additions should clearly be contemporary in design and not historic reproductions or mimic the original building.
- b. Rear additions should be simple in design and not be constructed as the primary entrance to a building.

The proposed addition is on the rear façade and will not act as a primary entrance to the building.

III. STAFF RECOMMENDATION

Staff recommends approval of this request. The proposed project generally meets the requirements set forth in the design review guidelines and the colors proposed are already in use on the existing structure.

IV. DRAFT MOTION

I move that the Sumter Historic Preservation Design Review Committee approve HP-11-22, 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-11-22.

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

V. HISTORIC PRESERVATION – AUGUST 25, 2011

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, August 25, 2011, approved this request in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.