

City of Sumter

Historic Preservation Design Review

April 28, 2022

HP-20-09 (REV 1), 129 N Washington St. (City)

I. THE REQUEST

Applicant:	SSOE / Stevens & Wilkinson
Status of the Applicant:	Project Architects
Request:	Approval for construction of a +/- 26,500 sq. ft. hospital addition.
Location:	129 N Washington St.
Present Use/Zoning:	Hospital / CBD
Tax Map Reference:	228-12-04-001 & 228-12-04-007
Adjacent Property Land Use and Zoning:	North – Commercial / CBD South – Commercial/ CBD East – Government Services/ CBD West – Hospital / CBD

II. BACKGROUND

129 N. Washington St., shown in the photograph to the right, is the site of Prisma Health Tuomey Hospital.

In 2020, the applicant sought and obtained Design Review approval for a proposed emergency room addition to the existing structure. This request is a revision to that project, which revises the configuration of the addition. The revised development proposal shows a new +/- 26,500 sq. ft. emergency room addition to the eastern portion of the existing



structure near the intersection of N. Main St. and Canal St.

ARCHITECTURAL/HISTORIC CONTEXT:

The hospital at 129 N. Washington St was not identified in the 1985 Historical Resources Survey. While there has been a hospital use on the site since at least 1940, no portions of the original structure remain due to piecemeal demolition and redevelopment of the site. Based on information obtained from the Sumter County Assessor's Office Property Cards, the eastern portion of the structure that will be receiving an addition was constructed around 2006.

While this use is vital to the health and well-being of the community, it is not considered a contributing structure to the District.

SITE PHOTOS:

Following is a photograph of the portion of the structure slated for expansion.



Above: View of the existing emergency room front (N. Main St. façade)

SCOPE OF WORK:

The proposed project includes an addition to 129 N. Main St., as follows:

1. Construction of a +/- 26,500 sq. ft. emergency room addition with red brick masonry, aluminum windows, and aluminum accents and roofing.

Graphic renderings and plans provided by the applicant showing the scope of the proposed work are shown on the following page, with the proposed addition highlighted in red.



2 EAST BUILDING ELEVATION
1/2" = 1'-0"

Above: East-Facing elevation detailing the view from N. Main St. (Alternative 1)



Above: East-Facing elevation detailing the view from N. Main St. (Alternative 2)



3 SOUTH BUILDING ELEVATION
3/8" = 1'-0"

Above: South-Facing elevation detailing the view from Canal St.

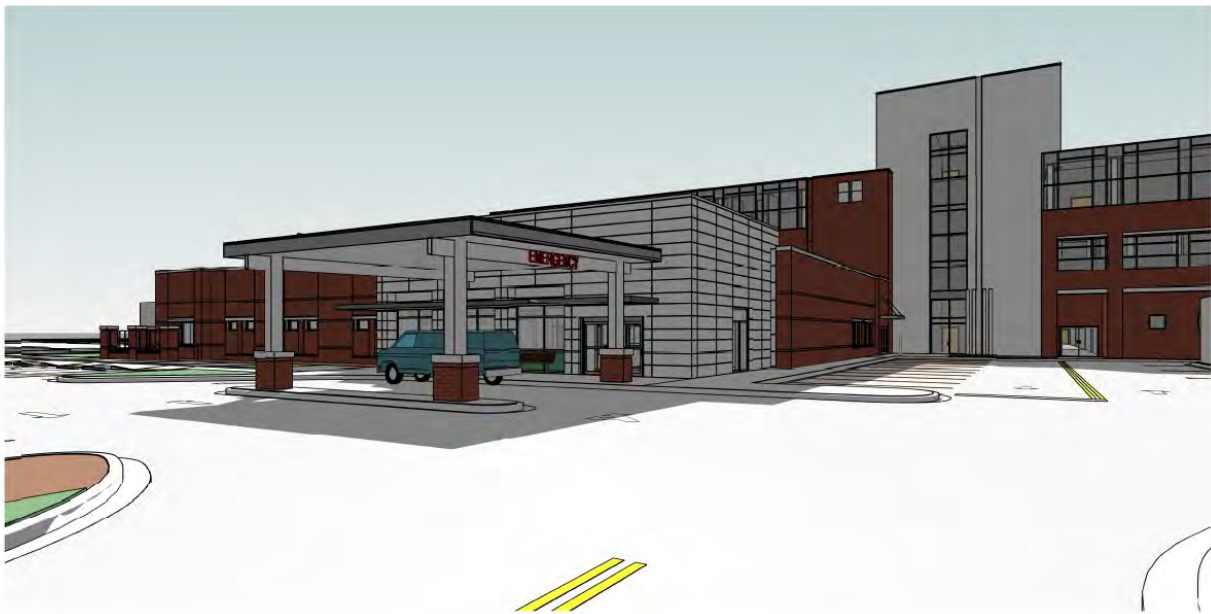


4 NORTH BUILDING ELEVATION
1/2" = 1'-0"

Above: North-Facing elevation from the hospital access drive



1 PERSPECTIVE - SOUTH EAST CORNER

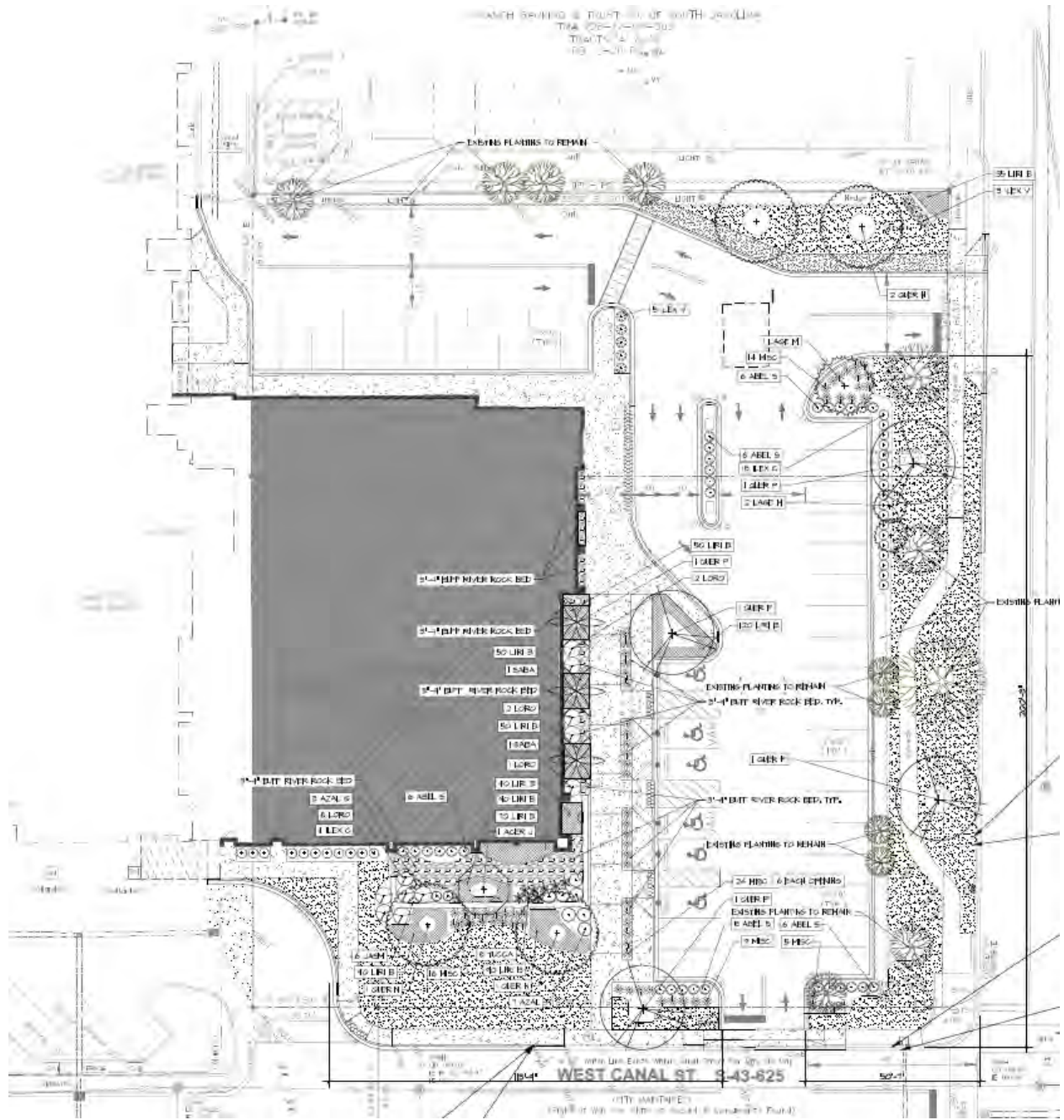


2 PERSPECTIVE - NORTH EAST CORNER



3 BIRD'S EYE VIEW

Above and Previous Page: Photometric rendering of proposed design;



Above: Proposed site landscaping plan

DESIGN REVIEW:

Design review approval is required prior to the proposed work. The *Design Review Guidelines Manual* states:

6.1 New Construction and Additions: Commercial Properties

- A. *Design new buildings to reflect their own time.*
 - *Avoid the direct imitation of a historic style that would blur the distinction between old and new.*
 - *Avoid any reference to historic styles that precede the growth and development of the district.*
- B. *Incorporate the Principal Elements of Traditional Commercial Façades into the Designs of New Buildings.*
 - *Integrate the design features of contemporary storefronts on the first floor. Use contemporary materials to avoid creating a false historic appearance.*
 - *Delineate between the storefront level and upper floors with elements of horizontal expression, such as canopy, belt course, steel lintel, or cornice.*
 - *Use vertically proportioned upper story windows in a regular pattern and appropriate ratio of solid wall to window area.*
 - *Provide visual termination at the top of the building with a cornice, parapet, pediment, or other decorative feature.*
- C. *Reinforce the Street Wall by Relating Setback, Orientation, and Spacing of New Construction to that of Existing Buildings.*
 - *Align new commercial construction with the property line without setbacks or side alleys.*
 - *Minimize gaps in the street wall.*
 - *Allow deeper setbacks with landscaped areas or pocket parks only for buildings constructed on the edges of the district or for new governmental or institutional buildings where appropriate to emphasize their civic function.*
 - *Orient the front of a new building to the primary street onto which the lot faces.*
- D. *Develop Respectful Relationships in Terms of Size, Scale, and Massing to Adjacent Historic Buildings.*
 - *Construct new buildings that are similar in height and width to adjacent buildings. These proportions may vary depending on the character of each block.*
 - *Reduce the perceived mass of a large new building by dividing its height or width into smaller masses that relate to the proportions of adjacent buildings.*
 - *Step back or cascade portions of new buildings that are taller than adjacent buildings away from the street front to maintain the traditional range of heights at the street edge.*
 - *Relate the base of a new building that is significantly taller than its neighbors to the heights of adjacent buildings.*
 - *Preserve view sheds for significant local focal points, as well as major streets and pedestrian pathways.*
- E. *Establish an appropriate scale for new buildings that is compatible with the character of the district.*
 - *Reflect the widths and bay divisions of other historic buildings along the block.*
 - *Incorporate evenly spaced vertical divisions to divide a wide building into bays of appropriate widths to reduce the scale.*
 - *Avoid the use of strong horizontal lines, especially for buildings that exceed the average width of adjacent buildings on the block.*
 - *Create visual interest at the ground level to emphasize the human scale of the building by incorporating functional elements like traditional storefronts and entrances.*
- F. *Choose a roof form that is similar to those of traditional commercial buildings in the historic district.*
 - *Avoid roof types that become prominent visual features of the building.*
 - *Use a parapet wall to screen satellite dishes or rooftop mechanical equipment.*
- G. *Arrange windows and doors to reflect the traditional size, proportion, spacing, rhythm, and alignment of others in the district.*
 - *Keep the proportion of window to wall area for both upper and lower facades compatible to that of existing buildings.*
 - *Incorporate a ground floor storefront into the design of a new building. A contemporary design can be appropriate if based on traditional storefront features and if it is compatible with the visual character of the district.*
 - *Orient the primary entrance of the building to the street.*
 - *Recess the main entrance if it continues an established pattern on the block.*

- *Continue the general alignment, spacing, size, profile and proportion of the upper floor windows of adjacent buildings in new construction.*
 - *Use traditional styles found in the district as the basis for new doors and windows.*
- H. *Reinterpret traditional decorative elements in a contemporary manner.*
- *Incorporate simplified architectural features that reflect, but do not duplicate, similar features found on existing historic buildings in the district.*
 - *Concentrate architectural detail in areas that traditionally featured detail, such as floor transitions, window surrounds, and cornices or pediments.*
 - *Use detail that is three dimensional to add visual interest and texture to the façade.*
- I. *Choose materials that are harmonious with traditional materials found in the historic district.*
- *Select materials that are visually compatible with and complementary to the architectural character of the district and surrounding buildings.*
 - *Use high quality materials with proven durability in the local climate.*
 - *Choose materials with a similar scale, color, texture, and finish as those used historically in the district.*
 - *Contemporary materials that are compatible with historic materials may be acceptable if the material conveys the visual qualities of traditional materials.*
 - *Employ a uniform primary wall material on all sides of the building. Use of a limited number of different materials may be appropriate if a building is broken up into separate masses.*
- J. *Select a coordinated color palette informed by historic precedent and compatible with adjacent buildings and the district as a whole.*
- K. *Distinguish a new addition from the historic building with a simple and unobtrusive design.*
- *Design an addition to be subordinate to the existing building in size, design, and detailing.*
 - *Locate a new addition on the rear elevation where it will not be highly visible from the public right-of-way.*
 - *Design rooftop additions so not to be visible from the street and to be minimally visible from other vantage points in the district by setting them at least one full bay back from the primary elevation and other street walls.*
 - *Devise a distinct but compatible appearance if an addition has its own street frontage.*
 - *Include simplified architectural features derived from similar features on the historic building.*
 - *Base the size, rhythm, and alignment of the window and door openings on those of the historic building.*
 - *Ensure that colors and materials are harmonious with the materials of the historic building.*
- L. *Avoid obscuring or destroying important features or materials of the existing building when constructing an addition.*
- M. *Design and construct an addition so if removed in the future the basic form and character of the original building remain intact.*

Staff Analysis:

Building Design

The existing hospital complex, as well as the proposed addition are architecturally compatible with the rest of the hospital complex, a distinct architectural style which distinguishes it from the existing historic structures in the downtown district. While the applicant's design is modern, it does incorporate some of the same design elements of traditional storefronts. The structure delineates the entrance through a glass and aluminum entranceway which replicates the visibility of traditional storefronts.

The design also utilizes a canopy to make the structure more accessible and inviting to pedestrians, however the structure opts for a modern, flat metal design consistent with other portions of the hospital complex.

Setback, Orientation, and Spacing

Unlike the vast majority of development within the Downtown Design district, the Hospital was not developed at the front setback area and the existing building is set back approximately 200 ft. from the N.

Main St. property line. This recessed pattern of development is dictated by the unique nature of the hospital use, which requires dedicated parking and vehicle drive-thru and has specific requirements for emergency vehicle access. While the new addition to the building will not be located as close to the street as other buildings on N. Main St., it will bring the front of the building significantly closer to the street, and will reinforce the streetscape through the preservation of existing street trees, and the incorporation of additional tree and shrub plantings along N. Main St.

Size, Scale, and Massing

The existing eastern portion of the hospital structure is three stories in size, and is set back significantly from the rest of the buildings on N. Main St. The proposed addition will be one story in size and will extend closer towards Main St, resulting in a cascading effect which will bring the structure down to a more pedestrian scale. This proposed expansion will be located far enough away from the taller commercial development to the south that the height differences between the differing patterns of development will not be immediately apparent.

Roof Form

The proposed plans detail a flat aluminum roof to match the appearance of roof elements throughout the hospital complex. The rear portions of the roof area will be used to house utility and mechanical equipment but will not be easily visible from the right of way on W. Canal St. or N. Main St due to the implementation of a rooftop parapet wall.

Window and Door Placement

The submitted plans detail numerous first floor windows. While the windows located on the corner facing Canal St. and the north facing windows are generally analogous to existing windows on the hospital complex, the applicant is proposing a change to the originally approved plans that results in a different style window opening, due to the location of the examination rooms in the facility. The applicant has provided two alternative design concepts for Board Review:

Alternative 1 would consist of a window opening with a transom-style opening at the top, and brick infill at the bottom. This alternative would rely on landscaping (Sabal Palmettos and Iropepetulum shrubs) to accent the N. Main St.-facing wall and mitigate the effect of the unusual window design.

Alternative 2 would consist of the same transom-style opening, but instead of brick infill at the bottom, spandrel glass would be used to create the effect of a full window opening.

Decorative Elements

The original structure being expanded is minimally ornamented. The plans for the new structure continue this minimalist aesthetic with clean lines, and architectural/visual interest being created through materials transition resulting in a more modern aesthetic.

Materials

The materials and design of this emergency room expansion are designed to match the appearance of the existing structure in order to create a seamless expansion to the building. The color of the masonry, window material and finish, and finish of metal trim will be coordinated with the existing structure, which will result in a modern look that does not attempt to convey false historic character. This revised plan also proposes to use fiber cement panels in a style and color to match existing EIFS fiber cement systems used in the existing hospital complex.

Colors

The selected masonry will match the hospital's existing red brick and stone and is not proposed to be painted. The aluminum windows and trim will also match the light finish of the aluminum systems throughout the existing building, and the fiber cement paneling used for the main entry area will be a light grey to match the existing building. The result will be a neutral color structure that appears to be a continuation of the existing structure.

4.12 Signs and Awnings

- A. *Place Signs in a Manner that is Complementary, or Subordinate to, the Architecture of the Building.*
- *Locate signs on flat, unadorned areas, such as horizontal sign bands, existing signboards, or vertical piers.*
 - *Place signs at or below the storefront cornice for a ground level business.*
 - *Position permissible portable signs so that they do not interfere with pedestrians or traffic sight lines at intersections.*
 - *Pylon, monument, and other freestanding signs are generally not appropriate in the Downtown Historic District. Where determined appropriate, freestanding signs shall be monument style.*
- B. *Limit the Size and Number of Signs per Building.*
- *Limit sign area to less than 25 percent of the building front wall.*
 - *Relate sign proportions to the element on which it is placed.*
 - *Size the lettering and graphics of window signs to be clearly legible, but not block views into or from display windows.*
 - *Limit the size of transom signs to avoid blocking light to the interior or obscuring the transom glazing.*
 - *Use signs that are pedestrian oriented and of a scale comfortable for a walking customer.*
- C. *Use Appropriate Materials that Complement the Style and Materials of the Building.*
- *Use traditional sign materials (finished wood, glass, metal, brass letters) or contemporary products that have the same visual characteristics.*
 - *Finish sign edges to provide character and durability.*
 - *Limit the use of neon signs to the interior of buildings. Neon signs on building exteriors are not appropriate.*
 - *Shiny plastic products, including internally-illuminated, plastic box signs are not appropriate.*
 - *Avoid painting signs directly on unpainted masonry walls.*
 - *Use colors that complement the building, including accent and trim colors.*
 - *A maximum of three colors is recommended per sign, although more may be appropriate in some cases.*
 - *Use colors that relate to the overall color scheme of the building.*
 - *Use light or neutral colors on window signs—such as white or gold leaf—that are easy to read.*
 - *Minimize solid painted background behind window lettering, as it reduces transparency.*
- D. *Design Signs to be Simple and Legible.*
- *Keep sign message simple, easy to read, and in scale with the building and elements on which it is placed.*
 - *Avoid lettering that is difficult to read or overly intricate.*
 - *Use no greater than two or three distinct typefaces.*
 - *Consider the use of a symbol and logo rather than words.*
- E. *Choose Simple, Compatible Lighting Fixtures to Illuminate Signs*
- *Illuminate signs indirectly with a shielded light source*
 - *Install fixtures and associated wiring inconspicuously to avoid detracting from the appearance of the building and without obscuring or damaging historic materials and features*
 - *Limit internal illumination to a system that backlights individual letters only.*

Staff Analysis:

At this time, the only signage proposed for the site is an aluminum wall sign on the eastern façade denoting the entrance to the emergency room area. This will be similar in material and appearance as the existing sign.

The proposed signage will be internally illuminated, and is consistent with the design review guidelines.

Any subsequent signage will require further Historic Preservation Design Review.

III. STAFF RECOMMENDATION

Staff recommends **conditional approval** of this request, subject to the Design Review Board's review and acceptance of either of the front window configurations proposed, as noted in the staff analysis section on page 9 of this report.

Prisma Health Tuomey Hospital is a specialized use separate from but compatible with the development occurring in the rest of the downtown district. The structure being modified is not historic in nature, and the proposed addition is compatible with the design of the current structure.

IV. DRAFT MOTION

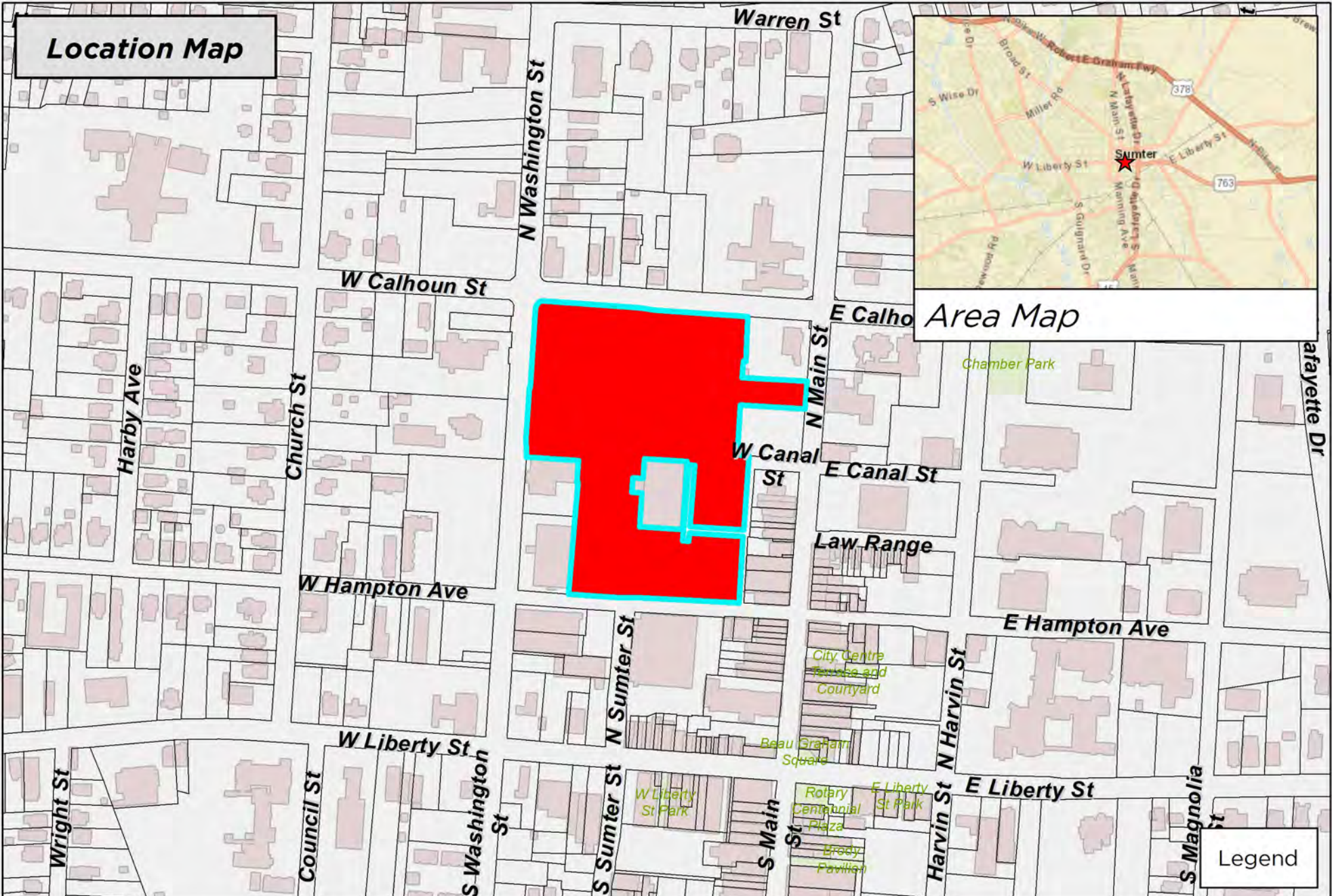
- 1) I move that the City of Sumter Design Review Board **approve** HP-20-09 (REV 1) in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2) I move that the City of Sumter Design Review Board **deny** HP-20-09 (REV 1).
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION- April 28, 2022

Location Map

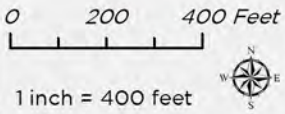


Area Map



Legend

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